



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 12, 2017

Title: P17CU00010 - Golder Ranch Fire District - E. Golder Ranch Drive - Type III Conditional Use Permit

Introduction/Background:

The proposal is to add a new 70-foot communications tower on a 7-acre site located at 3885 E. Golder Ranch Drive. The subject property contains the administrative offices of the Golder Ranch Fire District (GRFD), as well as an operating fire station.

Discussion:

The tower will be located in the far northeast corner of the GRFD property and will be camouflaged as a faux eucalyptus tree. Verizon is requesting the site to increase network capacity and offload existing network traffic from a nearby site that has become overstressed.

Conclusion:

The Pima County Zoning Code requires a Type III Conditional Use Permit for a communications tower in the GR-1 zone.

Recommendation:

The Pima County Hearing Administrator recommends approval of the conditional use permit. The Planning & Zoning Commission recommends approval of the conditional use permit.

Fiscal Impact:

None

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: Tom Drzazgowski Telephone: 520-724-6675

Department Director Signature/Date:  11-17-17

Deputy County Administrator Signature/Date:  11/20/17

County Administrator Signature/Date:  11/21/17



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District #1

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: November 12, 2017

SUBJECT: **P17CU00010 GOLDER RANCH FIRE DISTRICT – E. GOLDER RANCH DRIVE**
(Conditional Use – Type III – Communication Tower)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, December 12, 2017** hearing.

REQUEST: Conditional Use – Communication Tower

OWNER: Golder Ranch Fire District
3885 E. Golder Ranch Drive
Tucson, AZ 85735

AGENT: Alexander K. Novak
Novation Group, representing Verizon Wireless
132 S. Delphia Avenue
Park Ridge, IL 60068

DISTRICT: 1

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: One (1) member of the public appeared at the Planning and Zoning Commission hearing to address concerns.

HEARING ADMINISTRATOR RECOMMENDATION: **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.**

PLANNING AND ZONING COMMISSION RECOMMENDATION: **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.** (6-0; Commissioners Cook, Gungle and Matter were absent.)

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject tower site is located outside of the Maeveen Marie Behan Conservation Lands System.

CP/TD/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P17CU00010

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FOR DECEMBER 12, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division
DATE: November 12, 2017

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P17CU00010 GOLDER RANCH FIRE DISTRICT – E. GOLDER RANCH DRIVE

Request of Novation Group Consulting and Verizon Wireless representing Golder Ranch Fire District, on property located at 3885 E. Golder Ranch Drive, in the GR-1 (Rural Residential) Zone, for a conditional use permit for a communication tower, in accordance with Section 18.07.030.H.2.e of the Pima County Zoning Code as a Type III conditional use permit. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Cook, Gungle and Matter were absent). The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**
(District 1)

Planning and Zoning Commission Hearing (October 25, 2017)

The Planning & Zoning Commission hearing on this case took place on October 25, 2017. Staff and applicant presented the details of the application. The applicant stated that Verizon is requesting the site to increase network capacity and offload existing network traffic from a nearby site that has become overstressed. The Commission inquired as to whether an alternative site could be considered. The applicant noted that the fire station was the least intrusive location in the service area.

One (1) member of the public appeared to speak on the matter. The individual stated that she concerns about the adverse health risks that a communications tower may propose. Staff indicated that the Federal Telecommunications Act prohibits local zoning authorities from considering perceived impacts of communication towers on adjacent property values when rendering their decisions. Staff had received no other public comment prior to the public hearing.



Board of Supervisors Memorandum

P17CU00010

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FOR BOARD OF SUPERVISORS DECEMBER 12, 2017 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: October 30, 2017

DOCUMENT: P17CU00010

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of Novation Group Consulting and Verizon Wireless, representing Golder Ranch Fire District, on property located at 3885 E. Golder Ranch Road, in the GR-1 (Rural Residential) Zone, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 1)

CASE PARTICULARS

This is a Type III Conditional Use Permit request for a new seventy foot (70') tall **communications tower** and attendant on-the-ground equipment area with security fencing. The proposed new tower will be located in the far northeast corner of the GRFD property and will be camouflaged as a faux eucalyptus tree (a "mono-eucalyptus"). The tower has been designed to provide co-location for up to one (1) additional wireless carrier. The applicant proposes to contain the on-the-ground equipment area with only a cyclone fence.

The proposed tower is on property located at 3885 E. Golder Ranch Drive (tax code parcel # 222-22-0540) and is approximately seven (7) acres in area. The subject property contains the administrative offices of the Golder Ranch Fire District (GRFD), as well as an operating District fire station. An existing communications tower exists on the property to serve the needs of the District. However, due to the sensitive nature of these emergency communications, GRFD is not in favor of any co-location of new antennae on this existing tower. There are also structural questions as to whether this tower could physically support any new antennae.

SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING

The Planning & Zoning Commission hearing on this case took place on October 25, 2017. At same, the Commission heard staff's and the applicant's presentation as to the particular details of the application. Issues raised by Commission members included: 1) whether eucalyptus trees were native (staff indicated that they were not, but were prevalent throughout the Tucson metropolitan area); and 2) whether a eucalyptus would look incongruent with its surroundings (staff indicated that it would not and that a faux eucalyptus installed in Green Valley more than a year ago had yielded no complaints from the surrounding property owners).

One (1) member of the public appeared to speak on the matter. The individual stated that she had no concern or care with respect to the aesthetics of the tower, but asserted the negative health effects of wireless towers generally and stressed that the Commission should make that their primary consideration in rendering their decision. Staff responded that, in accordance with the Federal Telecommunications Act of 1996, perceived negative health effects cannot be considered by local zoning authorities in rendering decisions on communications towers.

Other than the above public testimony, staff had received one (1) phone call on the case, which is best characterized as informational.

After closing the public hearing, the Commission voted 6-0 (motion by Bain, seconded by Membrilla; Commissioners Cook, Gungel and Matter being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, being in recognition of the twenty-one (21) criteria as outlined by the Federal Telecommunications Act and as addressed in the Hearing Administrator's separate memorandum of October 12, 2017, and recommending approval as per the following standard and special conditions as promulgated by the Hearing Administrator:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the actual tower structure shall not be more than the sixty-eight feet (68') and shall be camouflaged as a faux eucalyptus tree (i.e. a "mono-eucalyptus"). The "branches" and "leaves" of the mono-eucalyptus are permitted to extend to a height of seventy feet (70').
2. All associated cabling, etc. necessary to serve the antennae will be placed within the mono-eucalyptus base or be painted to blend in with the faux eucalyptus aesthetic.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP).

4. The on-the-ground equipment area shall be enclosed with a seven foot (7') cyclone fence. The fence and access gates will be painted some form of desert tan color.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This request proposes a new seventy foot tall (70') communications tower and fenced on-the-ground equipment area. The subject property contains the administrative offices of the Golder Ranch Fire District (GRFD), as well as an operating District fire station. The proposed new tower will be located in the far northeast corner of the GRFD property and will be camouflaged as a faux eucalyptus tree (a "mono-eucalyptus"). The Hearing Administrator finds this to be an acceptable form of camouflage, given the substantial height of the tower and the recognition that developed residential properties exist in close proximity to the GRFD site. The applicant proposes to contain the on-the-ground equipment area with only a cyclone fence. In this particular case, the Hearing Administrator finds this approach to be acceptable, even with the proximity of nearby residences to the immediate north. There is a significant buffer of mature trees that exists on the GRFD property, which serves to wholly screen the equipment area from the residences to the north.

Wireless Service Coverage and "Gap" Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists.

The applicant's submitted propagation plots contain no legend defining any numerical values for coverage. They simply display a color-coded map indicating before and after conditions. On most all coverage maps, the color green indicates the best coverage, while yellow and reds indicate areas of weaker or sub-standard signal. Based upon this color assumption alone, the before and after plots suggest the presence of an existing coverage gap that would be improved with the proposed communications tower. The Planning & Zoning Commission can seek additional information from the applicant at its public hearing on this matter.

Comprehensive Plan Considerations

The Comprehensive Plan designates the subject property as *Low Intensity Urban (LIU)*, the stated purpose of which is to, "provide for relatively low-density residential development [upwards of three residences per acre] and other compatible uses."

It is the Hearing Administrator's finding that the proposed tower is not inconsistent with this *Comprehensive Plan* district. The subject property is already developed as the administrative offices and operating fire station of the Golder Ranch Fire District. The surrounding properties are residential in character. It is not uncommon for towers to be necessary within established residential areas to provide continued or improved service to existing residences. Numerous

communications towers have been approved within the LIU comprehensive plan district in the past. This tower is appropriate subject as long as some form of camouflage is utilized (the applicant proposes to camouflage the tower as a faux eucalyptus tree). For all of these reasons, the Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan.

Zoning and Land Use Considerations

The subject parcel is zoned GR-1 (General Residential), as are the surrounding properties to the north, south, east, and west. These properties are both subdivided and unsubdivided and contain a mix of site-built residences and manufactured homes. To the southeast is a built-out subdivision zoned CR-4 containing site-built residences.

HEARING ADMINISTRATOR'S RECOMMENDATION TO THE P&Z

After considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator found the proposed new seventy foot (70') communications tower, with attendant on-the-ground equipment compound, to be an acceptable use on the subject property and within the surrounding context.

It was therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, subject to the following Standard and Special Conditions:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the actual tower structure shall not be more than the sixty-eight feet (68') and shall be camouflaged as a faux eucalyptus tree (i.e. a "mono-eucalyptus"). The "branches" and "leaves" of the mono-eucalyptus are permitted to extend to a height of seventy feet (70').
2. All associated cabling, etc. necessary to serve the antennae will be placed within the mono-eucalyptus base or be painted to blend in with the faux eucalyptus aesthetic.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted Development Plan (DP).
4. The on-the-ground equipment area shall be enclosed with a seven foot (7') cyclone fence. The fence and access gates will be painted some form of desert tan color.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDPC Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property is located **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System (MMB-CLS).

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

As indicated above, the property is **OUTSIDE OF** the Conservation Lands System. The tower installation will result in no material impact, in that the property has already been significantly disturbed by past development activity. No additional habitat or vegetative resources will be impacted by the new tower facility.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within the Priority Conservation Area for the Pygmy Owl.

Western Burrowing Owl. The subject property is not located inside the Priority Conservation Area (PCA) for the Western Burrowing Owl.

Pima Pineapple Cactus. The subject property is located within an area that is outside the known range of the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside the known range of the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carla Blackwell, Director, Development Services
Dan Ice, Chief Building Official
Chris Poirier, Planning Official
Tom Drzazgowski, Chief Zoning Inspector
Golder Ranch Fire District, Property Owner
Alexander Novak, Novation Group, representing Verizon Wireless

**PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE
PIMA COUNTY PLANNING & ZONING COMMISSION**

CASE: **P17CU00010**
GOLDER RANCH FIRE DISTRICT – E. GOLDER RANCH DRIVE

OWNERSHIP: Golder Ranch Fire District
3885 E. Golder Ranch Drive
Tucson, AZ 85735

APPLICANT: Alexander K. Novak
Novation Group
132 S. Delphia Avenue
Park Ridge, IL 60068
Representing Verizon Wireless

LOCATION: The proposed tower is on property located at 3885 E. Golder Ranch Drive (tax code parcel # 222-22-0540) and is approximately seven (7) acres in area. The subject property contains the administrative offices of the Golder Ranch Fire District (GRFD), as well as an operating District fire station. An existing communications tower exists on the property to serve the needs of the District. However, due to the sensitive nature of these emergency communications, GRFD is not in favor of any co-location of new antennae on this existing tower. There are also structural questions as to whether this tower could physically support any new antennae.

REQUEST: This is a Type III Conditional Use Permit request for a new seventy foot (70') tall **communications tower** and attendant on-the-ground equipment area with security fencing. The proposed new tower will be located in the far northeast corner of the GRFD property and will be camouflaged as a faux eucalyptus tree (a "mono-eucalyptus"). The tower has been designed to provide co-location for up to one (1) additional wireless carrier. The applicant proposes to contain the on-the-ground equipment area with only a cyclone fence.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

"Verizon Wireless proposes a 70' communications tower. The tower will be a "mono-eucalyptus" stealth design and will be located within a fenced compound at the rear of the parcel."

PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY

"The tower is designed to mimic surrounding vegetation in order to blend in to the landscape. Verizon needs this site to increase network capacity and offload existing network traffic from a nearby site that has become overstressed."

The petitioner has provided a complete submittal package that includes a project narrative, together with various supporting materials, coverage/propagation plots, photo simulations, and a development/site plan.

HEARING ADMINISTRATOR’S CONSIDERATIONS

This request proposes a new seventy foot tall (70’) communications tower and fenced on-the-ground equipment area. The subject property contains the administrative offices of the Golder Ranch Fire District (GRFD), as well as an operating District fire station. The proposed new tower will be located in the far northeast corner of the GRFD property and will be camouflaged as a faux eucalyptus tree (a “mono-eucalyptus”). The Hearing Administrator finds this to be an acceptable form of camouflage, given the substantial height of the tower and the recognition that developed residential properties exist in close proximity to the GRFD site. The applicant proposes to contain the on-the-ground equipment area with only a cyclone fence. In this particular case, the Hearing Administrator finds this approach to be acceptable, even with the proximity of nearby residences to the immediate north. There is a significant buffer of mature trees that exists on the GRFD property, which serves to wholly screen the equipment area from the residences to the north.

Wireless Service Coverage and “Gap” Considerations

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communications towers have been approved within the LIU comprehensive plan district in the past. This tower is appropriate subject as long as some form of camouflage is utilized (the applicant proposes to camouflage the tower as a faux eucalyptus tree). For all of these reasons, the Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan.

Zoning and Land Use Considerations

The subject parcel is zoned GR-1 (General Residential), as are the surrounding properties to the north, south, east, and west. These properties are both subdivided and unsubdivided and contain a mix of site-built residences and manufactured homes. To the southeast is a built-out subdivision zoned CR-4 containing site-built residences.

HEARING ADMINISTRATOR'S RECOMMENDATION

After considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed new seventy foot (70') communications tower, with attendant on-the-ground equipment compound, is an acceptable use on the subject property and within the surrounding context.

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit, subject to the following Standard and Special Conditions:

Standard Conditions (per the Pima County Zoning Code)

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

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Staff Commentary on Biological Impacts

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Facts Confirmed by the Pima County Geographic Information System (GIS)

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Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside the known range of the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION

The Department of Transportation will review this project as need be during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Chris Poirier, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Golder Ranch Fire District, Property Owner
Alexander Novak, Novation Group, representing Verizon Wireless



**PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

CARLA BLACKWELL
Director

Phone: (520) 740-6520
FAX: (520) 798-1843

MEMORANDUM

TO: Members of the Pima County Planning & Zoning Commission

FROM: Jim Portner, Pima County Hearing Administrator

SUBJECT: **P17CU00010 – GOLDER RANCH FIRE DISTRICT – E. GOLDER RANCH DRIVE (Type III Conditional Use Permit Request for A Seventy Foot [70'] Tall Communications Tower)**

DATE: October 12, 2017

This memorandum is intended to assist the members of the Planning & Zoning Commission in its evaluation of the above-referenced Type III request for a new communications tower. Per the Federal Telecommunications Act of 1996, twenty-one (21) criteria were established which can be considered by the local zoning authority in its decision to approve or deny such requests.

These twenty-one criteria are listed below (in *italics*), with a brief commentary on each for the Commission's consideration:

1. *Amount of compliance with permit requirements.* A Type III CUP is required because this is a request for a new, free-standing communications tower that exceeds fifty feet (50').
2. *Staff approval or disapproval.* Not applicable; the Type III CUP process calls for a recommendation by the Hearing Administrator to the P&Z, then a recommendation by the P&Z to the Board of Supervisors, and then a final decision of approval or disapproval by the Board. The Hearing Administrator's recommendation has been provided via a separate staff report memorandum to the Planning & Zoning Commission.
3. *Zoning approval or disapproval.* Not applicable; same comment as Item 2 above. This site is zoned GR-1 (General Residential).

4. *Other towers in the same zoning classification.* Several other towers have previously been approved in Pima County within the GR-1 zone.
5. *Other towers in other zoning classifications.* Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the CB-1 and CB-2 business zones, and in the PI industrial zone.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* Staff has received no letters, emails, etc. of opposition as of the writing of this memorandum.
7. *Type of neighborhood opposition.* See Item #6 above.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* See Item #6 above.
9. *Amount, type, and nature of evidence offered by wireless provider.* Contained within application packet; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date.
11. *Height of tower.* The height of the proposed monopole tower is sixty-eight feet (68') to the highest point of its metal structure and seventy feet (70') to the top of the proposed camouflage. See Items 12 & 13 below.
12. *Color of tower.* The applicant proposes to camouflage the tower as a faux eucalyptus tree, or "mono-eucalyptus".
13. *Possibilities of camouflage.* The applicant proposes to camouflage the tower as a faux eucalyptus tree, or "mono-eucalyptus". Given the proposed height, there is a very limited number of practical forms of camouflage.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant "Supplemental Information" write-up Item #4, the applicant's existing/proposed coverage maps, and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. The aforementioned materials suggest that a gap in coverage exists.
15. *Alternative sites explored.* See applicant's "Supplemental Information" write-up Item #5. The applicant explains that there are limited vertical structures of sufficient height or which were co-locatable within the nearby surroundings.
16. *Possibilities for co-location on an existing tower.* See applicant "Supplemental Information" write-up Item #6, as well as Item #15 immediately above.

17. *Possibilities for more, shorter towers.* See applicant “Supplemental Information” write-up Item #7, where it is stated that the coverage needs of this specific area drove the need for the 70’ tower being proposed.
18. *Provision for tower removal.* See applicant “Supplemental Information” write-up Item #8, wherein it is stated that the lease contains provisions for tower removal.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant “Supplemental Information” write-up Item #9. The proposed tower is designed to allow for up to one additional wireless carrier.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its October 25, 2017 public hearing. Federal law encourages a timely response by the local zoning authority. It is recommended that the Commission vote on their formal recommendation to the Board of Supervisors at the October 25, 2017 meeting.
21. *Government contracts with the wireless provider.* See applicant “Supplemental Information” write-up Item #10, wherein the applicant states they do have contracts with governmental entities.

**NOTICE OF PIMA COUNTY
PLANNING AND ZONING COMMISSION PUBLIC HEARING**

PUBLIC HEARING WILL BE HELD by the **PIMA COUNTY PLANNING AND ZONING COMMISSION** on **WEDNESDAY, OCTOBER 25, 2017**, at the Pima County Administration Building, Board of Supervisors Hearing Room, **130 W. Congress St., 1st Floor, Tucson, AZ 85701**.

This is not a complete agenda and may not reflect the order in which cases will be heard. Please call the Planning Division at 724-9000 one week prior to the meeting for the correct agenda order. Publicly noticed items may be continued during the Commission's meeting. If an item is continued from the Public Hearing date noted above to a future date, the new date will be announced at the above-noticed meeting. Written approvals or protests may be filed with the Pima County Development Services Department, Planning Division, 201 N. Stone Avenue, 2nd Floor, Tucson, AZ 85701, or with the Clerk of the Board of Supervisors.

Please forward other correspondence regarding these cases to Pima County Development Services Department.

Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 724-9000 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

AT OR AFTER 9:00 A.M.

**TYPE III CONDITIONAL USE PERMIT
COMMUNICATION TOWER**

P17CU00010 GOLDER RANCH FIRE DISTRICT – E. GOLDER RANCH DRIVE

Request of Novation Group Consulting and Verizon Wireless representing Golder Ranch Fire District, on property located at 3885 E. Golder Ranch Drive, in the **GR-1 (Rural Residential) Zone**, for a conditional use permit for a communication tower, in accordance with Section 18.07.030.H.2.e of the Pima County Zoning Code as a Type III conditional use permit.
(District 1)

DONE BY ORDER OF THE PIMA COUNTY PLANNING AND ZONING COMMISSION THIS 4th DAY OF OCTOBER 2017. CHRIS POIRIER, EXECUTIVE SECRETARY, PIMA COUNTY PLANNING AND ZONING COMMISSION. TELEPHONE: 724-9000.
Angie Rangel – Coordinator - Angie.Rangel@pima.gov
Newspaper Publication:

DAILY TERRITORIAL

FRIDAY, OCTOBER 6, 2017

NOTIFICATION MAP

GOLDER RANCH FIRE DISTRICT—E. GOLDER RANCH DRIVE



LEGEND

- Petition Area
- 1000' Notification Area

NOTES

File no.:	P17CU00010	Tax Code(s):	222-22-0540
Application:	CONDITIONAL USE	Base Map:	432
		Drafter:	A.H.



10/04/2017



September 6, 2017

Mr. Thomas Drzazgowski
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

RE: Verizon Wireless, 3885 E. Golder Ranch Drive, APN 222-22-0540

Dear Tom:

Please see the attached request for Conditional Use Permit for Verizon's proposed facility at 3885 E. Golder Ranch Drive in Tucson.

Project Description

Verizon Wireless is proposing to construct a 70' monoecalyptus tower on Parcel 222-22-0540, owned by The Golder Ranch Fire Protection District. The subject property is zoned GR-1, Rural Residential. The property's current use is as a fire station and also the administrative offices of the Fire Protection District as well as a maintenance facility for district vehicles. The surrounding neighborhood is primarily residential.

We have attached the search area map issued by Verizon Wireless. This is an extremely small and specific search area, and is comprised of very few parcels. Given the small radius of the ring, combined with the fact that there is an existing tower located on the Fire District parcel, we feel that this location is an excellent fit. This search area was designed by Verizon's Radio Frequency Engineers based on a coverage/capacity need. Our process with the engineers is as follows:

Coverage:

- Engineers look at feedback to identify the need to improve coverage.
- Engineers will drive the area in question with equipment to analyze signal strength.

Capacity:

- Engineers look at feedback and network traffic loads in an area. If they see that surrounding sites are overloaded then the engineers review maps to see where they can insert a new site to offload traffic from surrounding sites.

Site Selection:

- A desktop exercise to look for potential sites.
- A site visit to see what might be possible.
- A discussion with land owners about possible sites.
- A discussion with local authorities depending on local legal requirements.

Our first priority is to determine whether or not there are any existing structures within the search area upon which Verizon can collocate their antennas. The Fire District will not allow co-location on the existing tower due to the sensitive nature of their emergency equipment. There are no existing structures within the search area that would offer a suitable height for Verizon to install their antennas. As such, our only option for achieving Verizon's

PH:847-430-3547

FAX:847-430-3549

**Novation Group Consulting, Ltd.
132 S Delphia Ave
Park Ridge, IL 60068**



coverage objectives is to construct a new tower. This tower will be engineered to accommodate one additional future tenant. This will eliminate the need for another tower in this immediate area in the future.

Included in this package is our application and supplemental information, proposed site drawings, photo sim, owner authorization letter, parcel map, parcel information, and the legal descriptions. Should you need any additional information, please let me know and we will be happy to provide it.

We look forward to working with you on this project. If you have any questions regarding our application, please feel free to call me at 847-644-6300 or email me at Alex@NovationGroup.com.

Sincerely,

Alex

Alexander Novak

PH:847-430-3547

**Novation Group Consulting, Ltd.
132 S Delphia Ave
Park Ridge, IL 60068**

FAX:847-430-3549



ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Golder Ranch Fire District PHONE: 520-825-5990
ADDRESS: 3885 E. Golder Ranch Dr CITY: Tucson ZIP: 85739
APPLICANT (if not owner): Verizon Wireless c/o Novation Group PHONE: 847-644-6300
APPLICANT EMAIL ADDRESS: Alex@NovationGroup.com
ADDRESS: 132 S Delphia Ave CITY: Park Ridge, IL ZIP: 60068
PROPERTY ADDRESS: 3885 E. Golder Ranch Dr, Tucson, 85739 ZONE: GR-1
TAX CODE(S): 222-22-0540
TOWNSHIP, RANGE SEC.: 59, T11S, R14E

LOT DIMENSIONS: _____ LOT AREA: _____

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Verizon Wireless proposes a 70' communications tower. The tower will be a "monoculypus" stealth design and will be located within a fenced compound at the rear of the parcel.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

The tower is designed to mimic surrounding vegetation in order to blend in to the landscape. Verizon needs this site to increase network capacity and offload existing network traffic from a nearby site that has become overstressed.

ESTIMATED STARTING DATE: 3/1/2018 ESTIMATED COMPLETION DATE: 5/1/2018

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)
 5 – 24" X 36" and 5 – 11" X 17"
(Make check payable to Pima County Treasurer)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

Alexander K. Novak
 Signature of Applicant

9/1/17
 Date

Alexander K. Novak
 Print Name

847-644-6300
 Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: *AN*

OFFICE USE ONLY

Case #: _____ Case Title: _____

Type: _____ Fee: _____ Receipt Number: _____ Hearing Date: _____

Notification Area: _____ Sections: _____

Zoning Approval: _____

Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

APPLICATION FOR CONDITIONAL USE PERMIT

SUPPLEMENTAL INFORMATION REQUIRED FOR COMMUNICATION TOWER REQUESTS

The Federal Telecommunications Act of 1996 requires local governments to address certain issues relating to the placement, construction and modification of wireless communication facilities, including cell towers, when reviewing conditional use permit requests. Hence, applicants must provide information on each of the following items as a part of their conditional use permit application.

1. Height & color of tower.

70' - stealth design as a eucalyptus tower

2. Certification that tower will comply with all FAA, FCC and other applicable regulations.

As the tower is under 200', no FAA marking or lighting is required. Should there be any additional requirements of the FAA, FCC or any other government entity, Verizon Wireless certifies that all applicable requirements will be met.

3. Possibilities of camouflage.

N/A - Tower will be of camouflage design.

4. Service coverage. (Is there an existing gap in coverage that presently impedes regular or emergency telephone service? If so, how will that gap be improved by the proposed tower or utility pole replacement? Provide propagation maps showing coverage gap before and after tower placement.)

See attached propagation maps. This is a capacity site for Verizon Wireless, designed to improve network performance in the immediate area. This site will offload traffic from a nearby site that has become overstressed.

5. Alternative sites explored. (Describe the alternate sites considered, including utility pole replacements, and explain in detail the reasons for their rejection. Be specific and thorough.)

We explored the possibility of replacing a TEP utility pole located along N. Bowman Road. There was not sufficient room in the right-of-way for Verizon's equipment and replacing the pole would result in the site being located closer to existing residences than our proposed site. The search area was very small and specific as depicted in the attached search area map.

6. Possibilities for co-location on an existing tower or utility pole replacement. (Provide information, including a map, on the existing towers in the coverage area and list the reasons why each co-location or pole replacement is not feasible. Include distance to nearest existing communication towers and utility poles that were considered. In detail describe why co-location was not possible. Provide coverage maps of alternate co-location or utility replacement options. Be specific and thorough.)

There were no existing towers in the area suitable for co-location. The Fire District has an existing self-support tower on the subject parcel, however, due to the sensitive nature of their equipment, they will not allow outside service providers to install equipment on the tower. The utility-pole replacement is discussed in item 5 above.

7. Possibilities for more, shorter towers.

As this is a capacity site, the area of need is very specific and the objectives can only be covered with a shorter tower (in this case, 70').

8. Provisions for tower removal.

The lease agreement between the Golder Ranch Fire District and Verizon Wireless includes a provision for removal of the tower upon expiration or termination of the lease.

9. Possibilities of tower serving as a co-location site for other wireless providers.

The proposed tower is designed to hold an additional carrier and Verizon Wireless encourages co-location.

10. Government contracts with the wireless provider.

Verizon Wireless does have several government contracts.



GOLDER RANCH FIRE DISTRICT

www.grfdaz.gov

September 1, 2017

Mr. Thomas Drzazgowski
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

RE: Verizon Wireless, 3885 E. Golder Ranch Drive, APN 222-22-0540

Dear Mr. Drzazgowski:

Novation Group Consulting, Ltd., its employees and agents (collectively, "Novation") are authorized to submit and review land-use applications and permits; provide representation at meetings and hearings on Verizon Wireless' behalf for the proposed communications tower location on property owned by the Golder Ranch Fire District at 3885 E. Golder Ranch Drive.

If there are any questions or comments, please contact me.

Best regards,

A handwritten signature in cursive script, appearing to read "Herman Rascon".

Herman Rascon
IT Services Manager
Administration & Support Services
Golder Ranch Fire District

Verizon Wireless
126 West Gemini Drive
Tempe, AZ 85283

September 5, 2017

Mr. Thomas Drzazgowski
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

RE: Verizon Wireless, 3885 E. Golder Ranch Drive, APN 222-22-0540

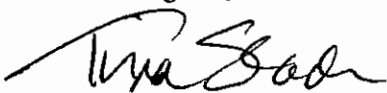
Dear Mr. Drzazgowski:

Novation Group Consulting, Ltd., its employees and agents (collectively, "Novation") are authorized representatives of Verizon Wireless (VZW) and have been contracted to perform real estate leasing and land use entitlement services for development of VZW communication facilities.

As a representative of VZW, Novation is authorized to negotiate leases; sign, submit and review land-use applications and permits; provide representation at meetings and hearings on VZW's behalf. All final land use documents are subject to VZW's review and approval. Furthermore, all leases and any other legally binding documents are contingent upon VZW's review and the signature of a duly authorized VZW manager.

If there are any questions or comments, please contact me.

Best regards,



Tina Slade
Network Real Estate
New Site Builds - South Territory



Pima County Geographic Information Systems

Parcel 222-22-0540

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
222-22-0540 GOLDER RANCH FIRE DISTRICT 3885 E GOLDER RANCH DR TUCSON AZ 85739-9797	SE4 SE4 SE4 EXC RD 8.86 AC SEC 9-11-14

Situs (property) address
([About situs addresses](#))

Street Address	Jurisdiction	Postal City	Zip Code	
3835 E GOLDER RANCH DR	PIMA COUNTY	TUCSON	85739	ZIP+4 Lookup
3845 E GOLDER RANCH DR	PIMA COUNTY	TUCSON	85739	ZIP+4 Lookup
3885 E GOLDER RANCH DR	PIMA COUNTY	TUCSON	85739	ZIP+4 Lookup
3895 E GOLDER RANCH DR	PIMA COUNTY	TUCSON	85739	ZIP+4 Lookup

Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **222220540** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Docket 12217, Page 3351, Sequence Number 20011450685.
 - [Voter Precinct and Districts](#) - Using 3835 E GOLDER RANCH DR
- A **Subdivision Plat Map** is not available here because the GIS parcel record does not have subdivision Book/Page or Sequence numbers. The parcel may have an associated subdivision Book/Page or Sequence number that isn't documented here. See "Subdivision" in the ["Development" GIS overlay details group](#) results. As another option, the parcel legal description above may have a subdivision name you can search for in [Subdivision Final Plats](#).
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because the parcel is not in the City of Tucson.
- [Section Information](#) and [Maps](#) for Township 11S, Range 14E, Section 9. This parcel's [GIS overlay details Grids group](#) is a **more complete** analysis of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information:**
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - [Pima County RFCD Flood Hazard Map](#) See [Floodplain Management](#) for more.
- [ZoomTucson services](#) and [ZoomBiz incentives](#) near this parcel from the [City of Tucson](#). These are also useful for many parcels outside of the City of Tucson.

Over 100 parcel details from GIS overlay analysis

[Learn more about parcel GIS overlay details.](#) See a [list of all details](#).


Airports	Grids	Sonoran Desert Conservation Plan
Associations	Incentive Zones	Transportation
Census	Jurisdictions	Utilities
Comprehensive Plan-Pima Prospers Development	Landscape Classifications	Zoning
Floodplain-Defined by Pima County RFCD	Miscellaneous	
Floodplain-FEMA	Other Regulatory Areas	
Governmental Districts and Areas	Public Safety	
	Schools	

Parcel GIS geometry details

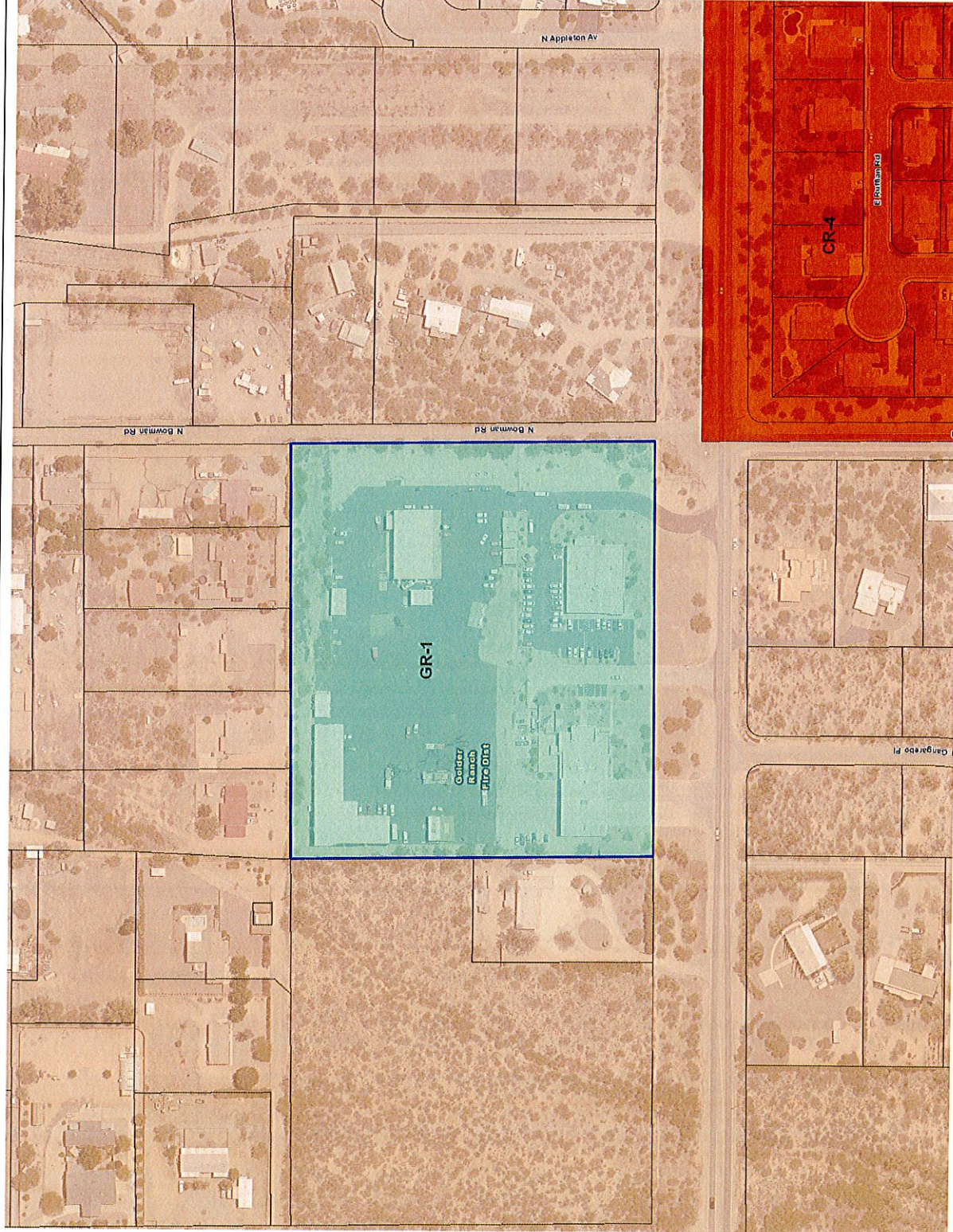
Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.482800 degrees latitude, -110.911246 degrees longitude.
Parcel area	This is only an estimate from GIS data. The Subdivision Plat Map, if any, may also specify parcel area. See Finding Parcel Areas . Approximately 8.85 acres or 385,690 square feet.

Zoom to maps of the parcel's area

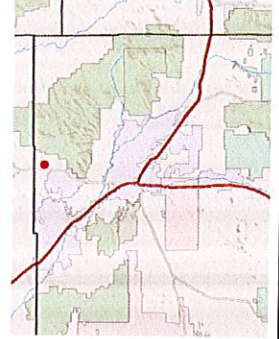
<p>PimaMaps</p> <ul style="list-style-type: none"> o Main map <p>MapGuide</p> <ul style="list-style-type: none"> o Main map o Orthophoto map 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> PICTOMETRY Pictometry Photos</p> <p>(Legacy Internet Explorer Viewer) Learn more</p> <hr/> <p>bing Bing Maps Photos If you don't see the oblique photo, pick "Bird's Eye".</p>	<p>Google Area Map</p> <p>MAPQUEST Area Map</p> <p>YAHOO! Area Map</p> <p>bing Area Map</p>
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PimaMaps Print



Legend

- Parcels
- Zoning - County
 - CB-1
 - CB-1(H)
 - CB-2
 - CB-2(H)
 - CI-1
 - CI-2
 - CI-3
 - CMH-1
 - CMH-2
 - CPI
 - CR-1
 - CR-2
 - CR-2(H)
 - CR-3
 - CR-4
 - CR-4(H)
 - CR-5
 - CR-5(GC)
 - CR-5(H)
 - GR-1
 - GR-1(H)



Notes:

465.8



Feet



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

