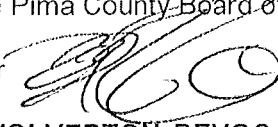




DATE: April 17, 2023
TO: The Honorable Chair and Members of the Pima County Board of Supervisors
FROM: Tom Drzazgowski, Chief Zoning Inspector 
SUBJECT: AGENDA ITEM #38 - P22CU00013 - WOLVERTON REVOC LIVING TR – S. SIERRITA MOUNTAIN ROAD

The above item has been continued twice since February 7th. Specific direction was provided by the Board of Supervisors to the applicant. On Friday, April 14th, the applicant submitted new material that provides a detailed description to the questions and a revised plan set that reduces the tower height from 110 feet to 65 feet.

Below is staff's overview of the history of the case and what the applicant has done since the case was submitted in the fall of 2022;

- When the original submittal occurred, no formal outreach had been done to neighbors in the area. Staff suggested meeting and collaborating with neighboring property owners and the applicant held a meeting in the Pima County right of way. This meeting was held in the evening, during the winter, with access to the property restricted for "insurance reasons".
- On February 7th the case was continued by the Board of Supervisors for two months and direction was provided to the applicant with questions by the Board.
- On April 4th the case was continued for two additional weeks for the applicant to finalize drawings and provide a written response to questions raised by the Board of Supervisors.
- April 14th – The applicant provides written correspondence and revised plans reducing the height of the tower from 110 feet to 65 feet.

In the lead up to the public meeting before the Board of Supervisors on February 7th the applicant's public outreach and efforts to work with neighbors did not meet expectations. No outreach had occurred and when the applicant reached out to neighbors based on staff's recommendation, the outreach was limited. Shortly before the Board's hearing on February 7th, Christine Tucker joined the applicant's team and the interaction with staff and neighbors greatly improved. Ms. Tucker provided sincere outreach to neighbors and worked collaboratively with staff to make meaningful changes to the design to greatly reduce adverse impacts to neighbors and the community. This can be demonstrated by the number of discussions held with staff and neighbors since she

3

AGENDA ITEM #38 - P22CU00013 - WOLVERTON REVOC LIVING TR – S. SIERRITA MOUNTAIN ROAD

joined the team.

The current proposal is a 45 foot reduction in height since the start of the process. Ms. Tucker has dialogued with neighbors to present the changes and a new plan has been submitted which shows the design of the tower.

Staff is recommending **APPROVAL** of the new design. Based on staff's existing correspondence on this case, the tower height has been substantially reduced to integrate into the rural community. Should the Board of Supervisors be inclined to approve the request. Staff suggests the following conditions be included;

1. Tower shall be constructed in conformance with the approved plan for location and stealth design of the tower.
2. Overall height shall be restricted to 65 feet.