

### **Neighborhood Activity Center (NAC)**

a. Objective: To designate lower intensity mixed-use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed-use centers may contain medium-density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how the project serves to create or enhance the mixed-use character of the designated activity center as a whole.

b. Residential Gross Density: Residential gross density, if applicable, shall conform to the following:

- 1) Minimum – 5 RAC
- 2) Maximum – 12 RAC.

c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum – 5 RAC
- 2) Maximum – 8 RAC.

## **S-11 Green Valley Height Policy (USC)**

### **General location**

The west and east sides of Interstate-19 from Duval Mine Road to Duval Mine Waterline Road and on the west side of Interstate-19 south to Elephant Head Road, in Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 18 South, Range 13 East; Sections 18 and 19 of Township 18 South, Range 14 East; and Sections 2, 3, 4, 5, 8, 9, 16, 17, 18, 19, 20, 29 and 30 of Township 19 South, Range 13 East.

### **Description**

The policies associated with this Special Area will guide the protection of the community's character. The policies are derived in part from the Green Valley Community Plan of March 21, 1989 (Area modified by Co7-06-01, Resolution 2007-40).

### **Policies**

- A. Building height will not exceed 24 feet.
- B. Architectural design shall promote the Southwestern style. Colors will blend with their desert surroundings and the existing built environment.

## **RP-29 Fairfield Green Valley Project (USC)**

### **General location**

Western half of the San Ignacio de la Land Grant, I-19 west to the western Land Grant boundary from approximately Placita de la Cotonia on the north to Canoa Ranch Dr. on the south.

### **Description**

This rezoning policy area identifies the current and projected Fairfield Homes development in Green Valley.

### **Policy**

The Low Intensity Urban (LIU) 3.0 designation within this rezoning policy area shall define the gross overall density of the Fairfield Green Valley Project. Notwithstanding this designation, in addition to zoning districts permitted under LIU, Transitional zone (TR) shall be permitted within this rezoning policy area to provide design and site planning flexibility consistent with the Fairfield Homes master plan and existing or conditional zoning.

# CO9-89-21 Modification (Substantial Change) Approval

## BOS Minutes 4-15-97

- B. The property owner(s) shall provide all necessary drainage related improvements created by the proposed development both on-site and off-site of the subject property. The location, design and construction of said improvements shall be subject to the approval of the Flood Control District.
8. Adherence to the preliminary development plan as approved at public hearing:
9. Prior to ground modification activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property, shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements."

Jim Mazzocco, Planning Official, reported this is a request to rezone from CR-1 to CB-2 on 5.29 acres. There would be two acres for a self storage facility and 2.29 acres for an RV Boat Storage Yard. The Planning and Zoning Commission and staff have recommended approval. There was one speaker who expressed concerns about access but otherwise, there was no protest.

The Chairman inquired whether anyone wished to be heard. No one appeared.

On consideration, it was moved by Supervisor Bronson, seconded by Supervisor Boyd, and carried by a three to zero vote, Supervisor Eckstrom not present for the vote and Supervisor Even absent, to close the public hearing; to approve petitioner's request subject to the standard and special conditions as presented.

→ 38. DEVELOPMENT SERVICES: MODIFICATION OF REZONING CONDITIONS (SUBSTANTIAL CHANGE)

CO9-89-21, LAWYERS TITLE AND TRUST NO. 6486-T - INTERSTATE 19-NO. 2 REZONING

Request of Lawyers Title and Trust, Trust No. 6486-T, represented by MMLA, for a modification (substantial change) of rezoning Condition No. 16, which states "Use is limited to a golf clubhouse, pro shop and restaurant as approved by the Architectural Review Committee of the Green Valley Community Coordinating Council". The applicant requests a use modification to allow residences on a portion of the site. The subject area comprises 2.04 acres zoned CB-2 and is located on the east side of Camino del Sol, approximately 1-1/2 miles south of Camino Encanto and west of Interstate 19. On motion, the Planning and Zoning Commission voted 8-0 (Commissioners Graham-Bergin and Reed were absent) to recommend APPROVAL, as presented. Staff recommends APPROVAL. (District 4)

"IF THE DECISION IS MADE TO APPROVE THE MODIFICATION OF REZONING CONDITIONS (SUBSTANTIAL CHANGE), THE FOLLOWING REQUIREMENTS SHOULD BE CONSIDERED:

10. Adherence to the REVISED preliminary development plan (date of approval) ~~as presented at public hearing (Exhibit II B-1, page 43, of the site analysis.~~
16. Use is limited to ~~a golf course clubhouse, pro shop, and restaurant~~ SIX RESIDENTIAL LOTS AND UNITS as approved by the architectural review committee of the Green Valley Community Coordinating Council."

Jim Mazzocco, Planning Official, reported this is a request to modify the rezoning condition which limits the use of the property to a golf clubhouse, pro shop and restaurant. The petitioner requests the modification to place on 2.04 acres approximately six residential lots at about 7,000 square feet each. There has been protest petitions by property owners just north of this property. The petitions do not constitute a super majority requiring a super majority vote by the Board of Supervisors.

Supervisor Boyd inquired whether the change constituted more or less of an intrusive, obnoxious use than what is currently allowed?

Mr. Mazzocco responded the area currently is a graded area. Commercial uses can be placed in the area but approval of this request would allow for residential uses. An approval would be a resubdivision of the property to the east of it.

Supervisor Boyd for clarification asked whether this would be a more limiting, less intrusive use than what they are currently allowed?

Mr. Mazzocco responded it is definitely more compatible because the adjacent properties are residential.

The Chairman inquired whether anyone wished to be heard. No one appeared.

On consideration, it was moved by Supervisor Boyd, seconded by Supervisor Bronson, and carried by a four to zero vote, Supervisor Even absent, to close the public hearing; to approve the request for a modification of rezoning conditions as presented.

~~39~~ DEVELOPMENT SERVICES: ZONING CODE TEXT AMENDMENT

Co8-96-3, SELF STORAGE FACILITIES IN CB-1

An ordinance of the Board of Supervisors, relating to zoning, amending the Pima County Zoning Code Chapter 18.43 (CB-1 Local Business Zone) to allow self storage facilities as a permitted use. On motion, the Planning and Zoning

# BOS Minutes for Co9-89-21

## 8-1-89 Rezoning Approval

Requirements, and that Condition No. 5 be changed to read "...no further subdividing or lot splitting (in excess of 3 lots) without the written approval of the Board of Supervisors." The Petitioner has not further comments and completely understands the other conditions.

It was thereupon moved by Supervisor Moore, seconded by Supervisor Grijalva, and unanimously carried, that the hearing be closed; to approve petitioner's request for rezoning to CR-1, together with the Standard and Special Requirements, changing Condition No. 5 to read:

"Recording a covenant to the effect that there will be no further subdividing or lot splitting in excess of 3 lots without the written approval of the Board of Supervisors."

and deleting Condition No. 16:

~~"Recording of all rights of way or easements shall be approved by the name of the party or parties addressing the Board of Supervisors."~~

(Supervisors Lunn and Moore absent at this time)

25. DP&Z-P: Col3-86-3, GREEN VALLEY COMMUNITY PLAN  
DP&Z-P: Col3-74-1, GREEN VALLEY SOUTH COMMUNITY PLAN  
DP&Z-: Co9-89-21, LAWYERS TITLE AND TRUST #6486-T  
- INTERSTATE 19 #2 REZONING

The Chairman stated this is the time and place designated and legally advertised for hearing on proposal to amend the Green Valley Community Plan, Col3-86-3 and the Green Valley South Community Plan, Col3-74-1, to allow for additional CB-2 (general business zone) rather than commercial (interpreted as CB-1) uses. Petition (Co9-89-21) of Fairfield Green Valley, to rezone approximately 7 acres from RH (rural homestead) to CB-2 (general business zone), located in the San Ignacio de la Canoa Land Grant, along the east side of Camino del Sol, approximately 1-1/2 miles south of Camino Encanto and 1/2 mile west of I-19. The Planning and Zoning Commission voted 8-0 to recommend APPROVAL of the rezoning request, subject to:

Completion of the following requirements for a rezoning ordinance within three years from the date of approval by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies;
2. Recording a covenant holding Pima County harmless in the event of flooding;
3. Recording the necessary development related covenants as determined appropriate by the various County agencies;
4. Provision of development related assurances as required by the appropriate agencies;
5. Recording a covenant to the effect that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors;
6. Requirements set forth by the Pima County Wastewater Management Department as follows:
  - A. Connection to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat or development plan.
7. There are no requirements of the Department of Transportation.
8. There are no requirements of the Flood Control District.
9. Landscaping to consist of low water use and low pollen producing vegetation.
10. Adherence to the preliminary development plan as presented at the public hearing (Exhibit 11-B.1, page 43, of the site analysis).
11. No site disturbance shall occur within the natural open area shown on ~~EXHIBIT II-D-3, PAGE 53~~ ~~EXHIBIT II-D-3, PAGE 53~~ EXHIBIT II-D-3, PAGE 53, of the site analysis. All areas disturbed within the grading limits shall be revegetated as stated on page 50 of the site analysis. Mesquite and palo verde trees shall be preserved in-place or transplanted, as stated on page 55 of the site analysis.
12. All bufferyards required by Chapter 18.73 of the Zoning Code shall be provided as indicated on page 58 of the site analysis.
13. Site planning and project design shall be compatible with adjacent existing development and include the use of Southwestern Style architecture, in accordance with Policy No. 5 of the Green Valley Community Plan.
14. Building height shall not exceed 24 feet, in accordance with Policy No. 7 of the Green Valley Community Plan and as stated on page 40 of the site analysis.

15. Design Review for commercial developments shall be in accordance with Policy No. 8 of the Green Valley Community Plan.
16. USE IS LIMITED TO A GOLF CLUBHOUSE, PRO SHOP, AND RESTAURANT AS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE GREEN VALLEY COMMUNITY COORDINATING COUNCIL.

The Chairman inquired whether anyone wished to be heard.

Charles W. Shipman, Employee of the Green Valley Community Council, appeared advising that on June 1, 1989 the Coordinating Counsel unanimously approved the recommendation for the above Fairfield request for this rezoning.

It was thereupon moved by Supervisor Morrison, seconded by Supervisor Grijalva, and unanimously carried by a 3 to 0 vote, Supervisors Lunn and Moore absent, that the hearing be closed; the plan amendment and rezoning for additional CB-2 be approved subject to the Standard and Special Requirements as amended.

(Supervisor Lunn back in session at this time)

26. ~~DP&Z-P: Co7-58-1, COMPREHENSIVE PLAN  
DP&Z-Z: Co9-89-22, MORTGAGE CORPORATION OF AMERICA  
- WETMORE ROAD REZONING~~

~~The Chairman stated this is the time and place designated and legally advertised for hearing on proposal to amend the Comprehensive Plan, Co7-58-1, to allow additional CI-1 (light industrial/warehousing zone) rather than urban residential - single family residential uses. Petition, (Co9-89-22) of Mortgage Corporation of America to rezone approximately 15,246 square feet from MU (multiple use) to CI-1, (light industrial/warehousing zone), located on the south side of Wetmore Road, approximately 100 feet east of Romero Road. The Planning and Zoning Commission voted 7-1 (Commissioner King Voting NAY) to recommend APPROVAL of the rezoning request, subject to:~~

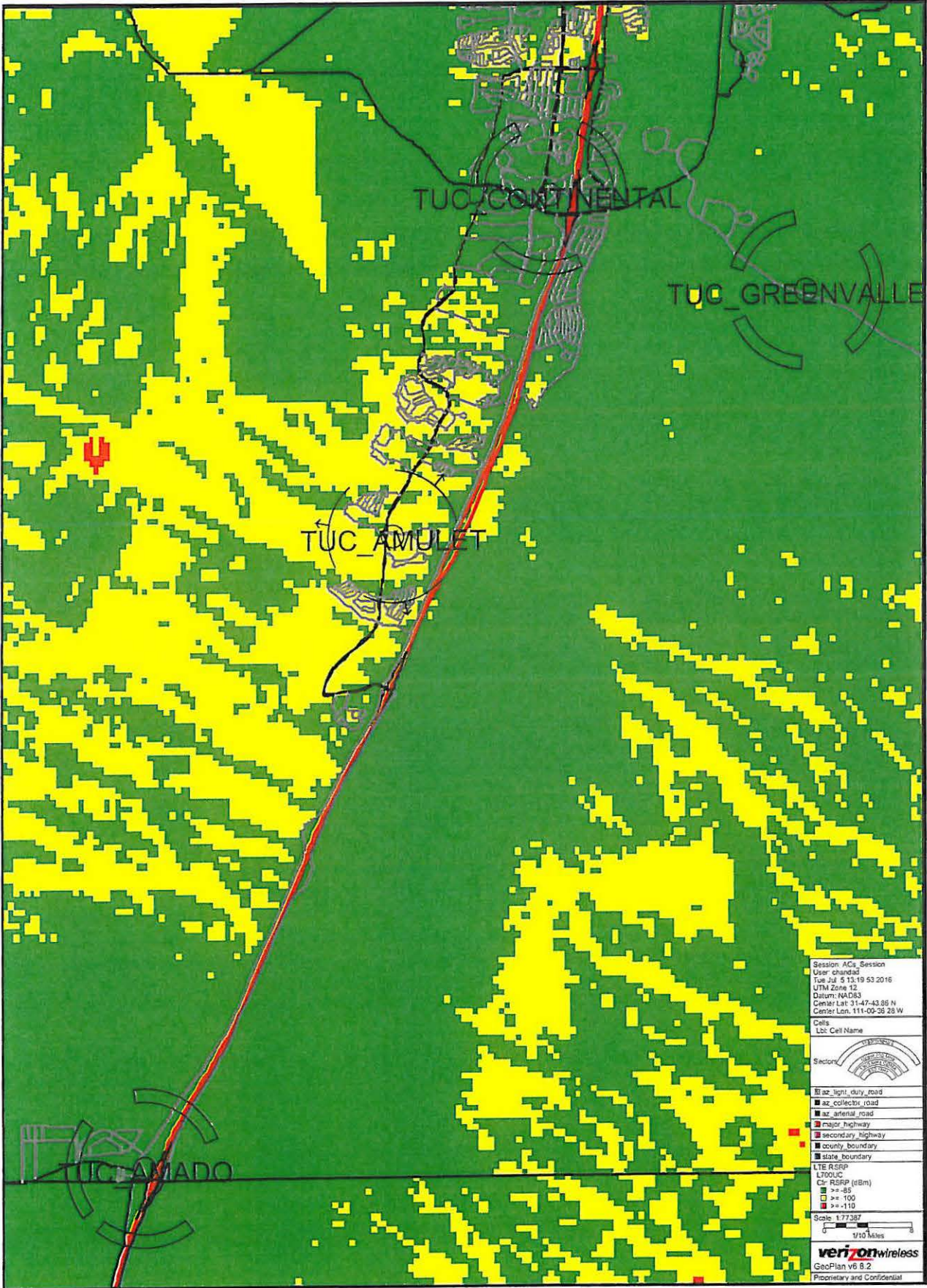
~~Completion of the following requirements for a rezoning ordinance within three years from the date of approval by the Board of Supervisors:~~

- ~~1. Submittal of a development plan if determined necessary by the appropriate County agencies;~~

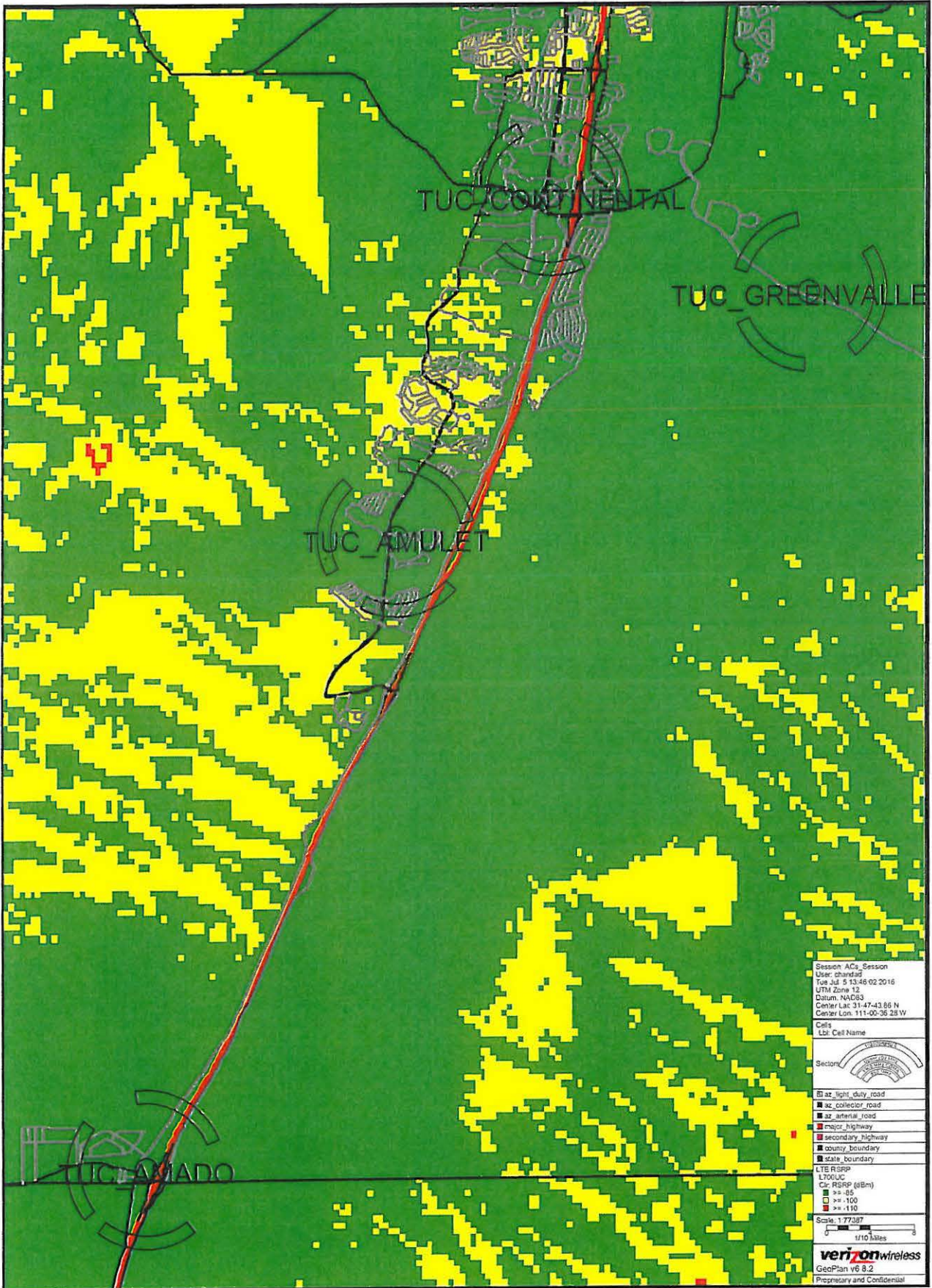


**Additional Information and Public Comment Received Post Staff Report  
(Including at July 13, 2016 Planning and Zoning Commission Hearing)**

# Current Coverage



# Proposed Coverage





Wavelength Management



# TUC Amulet

4201 S. Camino Del Sol  
Green Valley, AZ 85622

APN: 304-28-991N

Modification of Rezoning – Co9-89-21

Pima County Planning & Zoning Hearing

July 13, 2016

# Modification of Rezoning

SBA and Verizon Wireless are requesting approval for a modification of rezoning conditions #10 and #16 of the existing Permit to allow for the additional use of a wireless communication facility.

# Purpose of Request

- 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 and increased voice calls. This site is critical to maintain the quality of voice and data usage in the area.
- The coverage objective for this proposed facility is to provide/improve wireless service to the residents of San Ignacio. Additionally, this site will provide capacity offload to the surrounding Verizon Wireless communication facilities allowing them to function more efficiently.
- This site will offer collocation for one additional carrier to assist in the reduction of proliferation of towers in the vicinity. (18.07.030.H.f)

# Who uses Verizon?

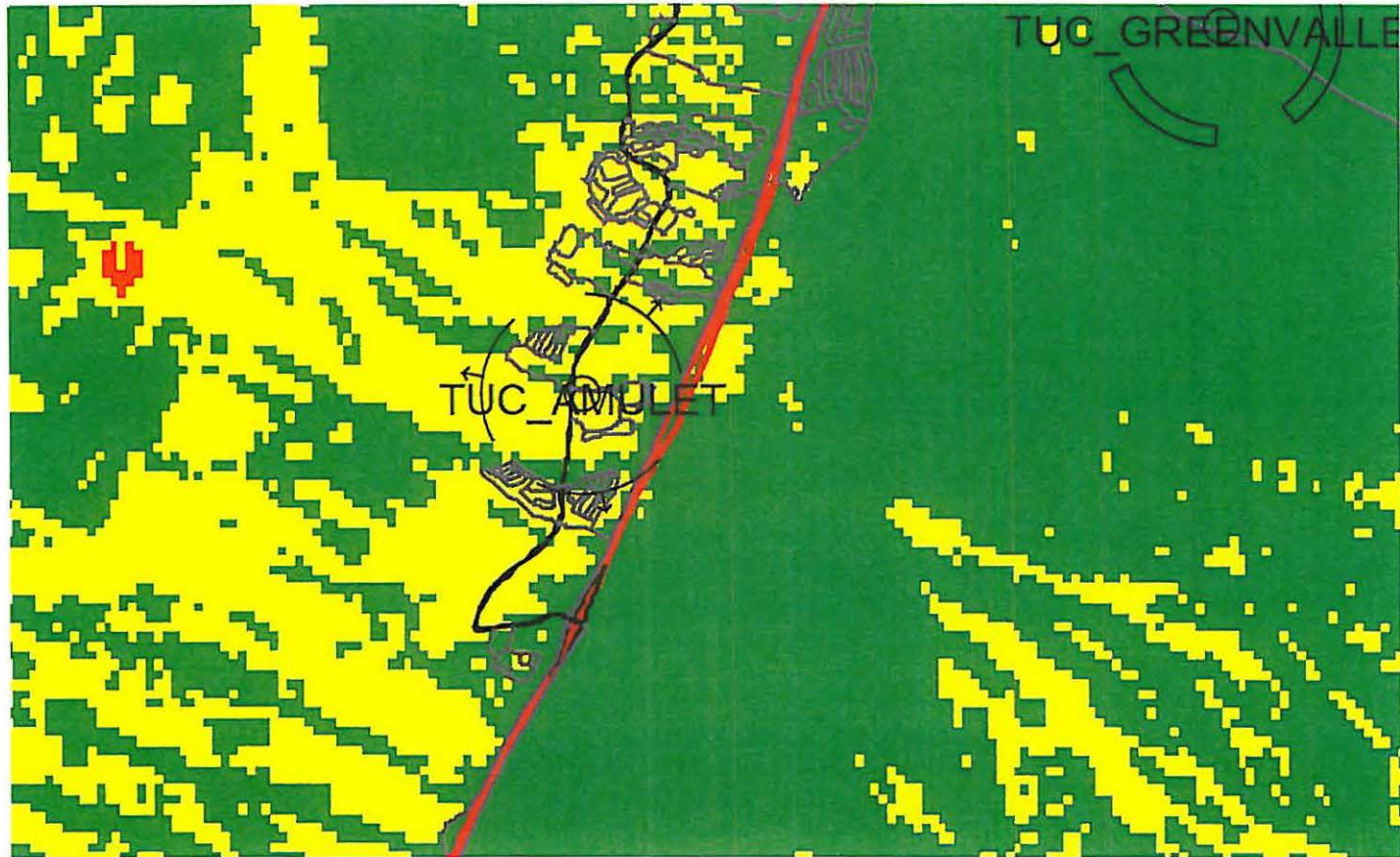
- Residents
- Visitors
- Commuters
- Business owners
- First responders
  - Pima County Sherriff's Department
  - Border Patrol
  - Arizona Department of Public Safety (Highway Patrol)
  - And many more

# Surrounding Sites

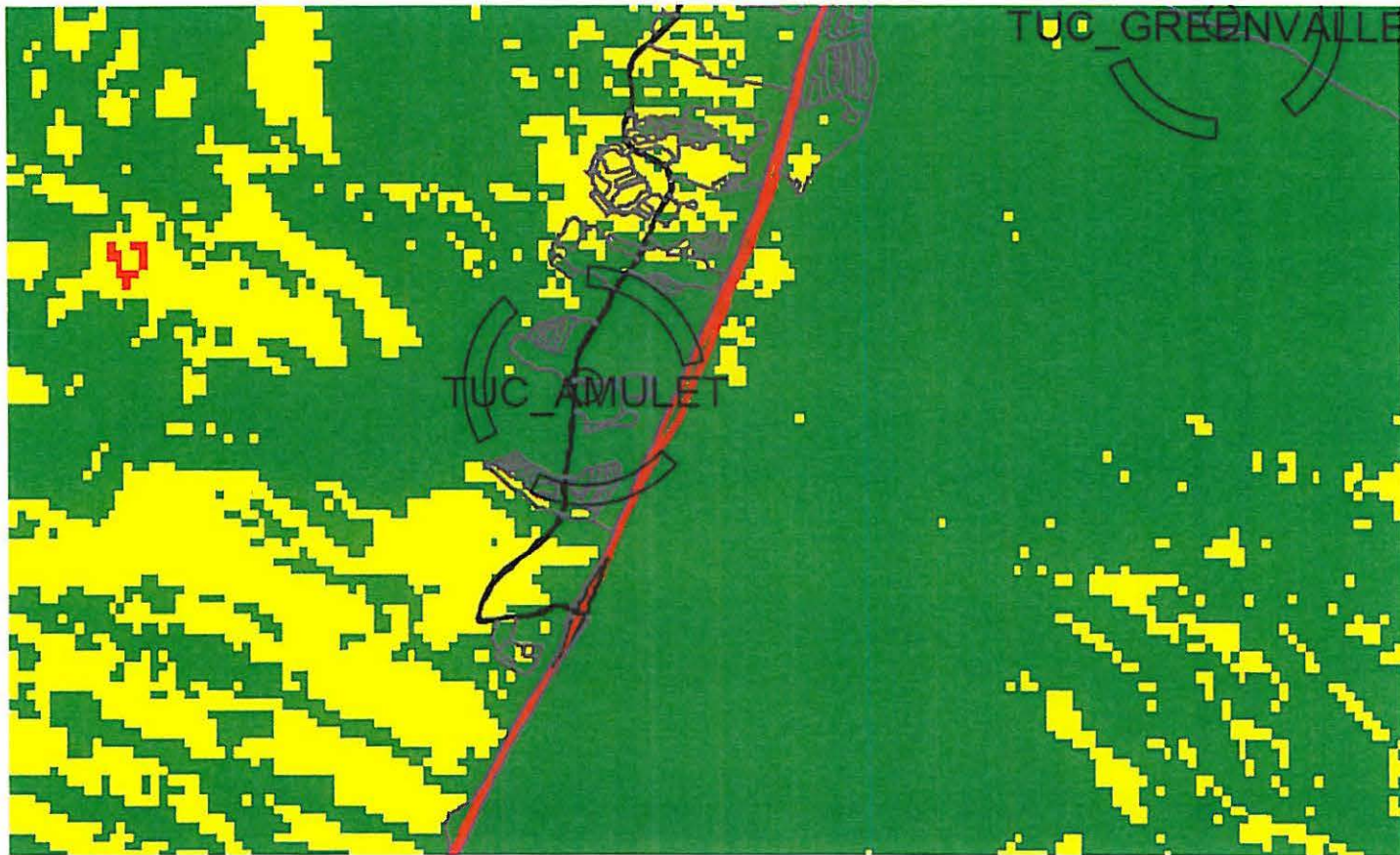




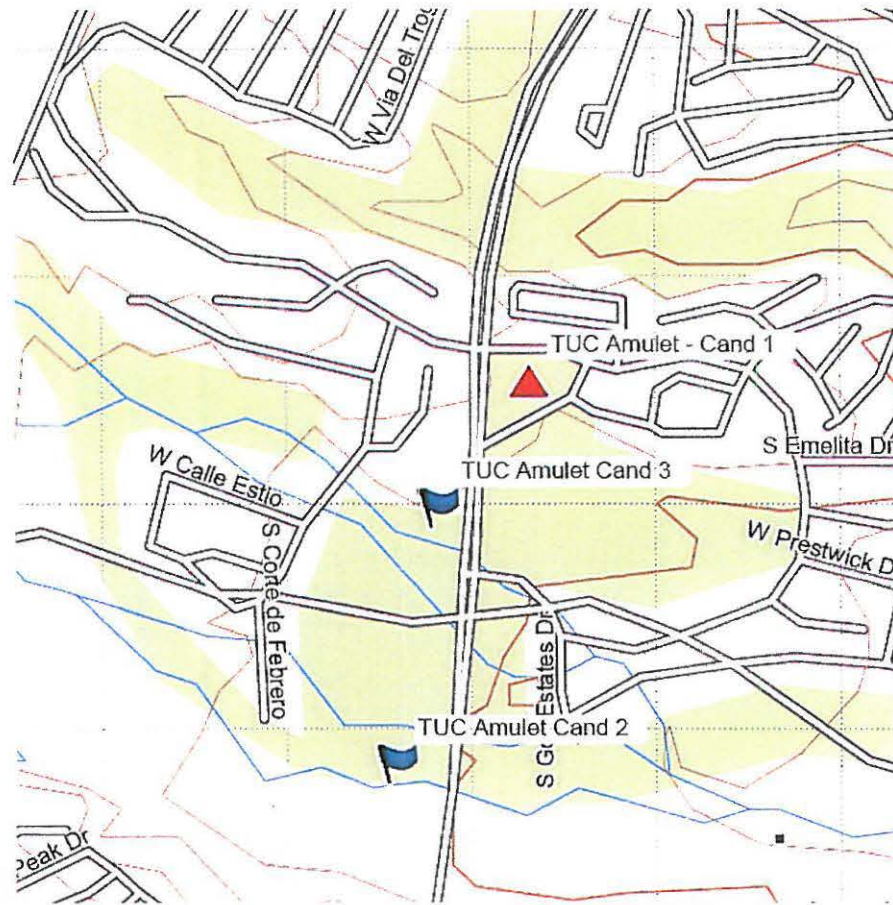
# Service Before



# Service After



# Alternative Sites Reviewed



# Alternative Sites Reviewed

- Candidate 3
  - This candidate is located at the golf range.
  - residential zoned parcel
  - more visible from surrounding properties
  - nine feet lower than the proposed location.
  - This would require at least a 63' tower..
- Candidate 2
  - This candidate is located at the golf maintenance yard
  - residential zoned parcel
  - twenty three feet lower than the proposed location
  - This would require at least a 77' tower.

# Public Health, Safety and Welfare

- Verizon complies with all applicable local, state and federal building requirements.
- Verizon complies with O.S.H.A. standards for the construction of their facilities.
- Verizon uses FCC licensed frequencies and operates at safety levels significantly lower than the FCC established guidelines for public health and safety.
- The granting of this Modification of Rezoning will not have an adverse effect on public health, safety or welfare. Locating the proposed wireless communication facility in this area will help improve the health, safety and general welfare for the community by improving wireless coverage in the surrounding areas and shorten the emergency response times. This facility will enhance public services such as police and fire protection.

## David Petersen

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**From:** Ccnnbn <ccnnbn@aol.com>  
**Sent:** Tuesday, July 12, 2016 3:07 PM  
**To:** David Petersen  
**Subject:** Cell Tower Hearing

**To:** Mr. David Petersen  
**From:** Natalie G. Bancroft, 1801 W. Placita De Agosto, Green Valley  
**Re:** Cell Tower

I am currently on Cape Cod, Massachusetts, where I spend most of the summer. However, due to business issues, I have been spending my time commuting between Connecticut and Massachusetts. I say this so that you understand why I just now heard about a cell tower going up on the golf club property, which is directly across the road from my patio. I am most certainly against this proposal. When I was looking to purchase my home I was looking for property with a commanding view of the desert and mountains. I found this on the ridge of San Ignacio. I spent a sum of money enhancing this concept so that now from the inside of my house I see the desert and the mountains -- no streets, no rooftops of other houses (only the tip of the roof of the golf club). Now you ask me to include a cell tower in that picture. My answer is NO!

A precedent has already been set by your committee on a previous decision made regarding an area in Tucson where a cell tower was proposed. The decision of your committee was against the proposal based on the view factor. I ask for the same response. But in fairness to all, you may wish to delay your decision until the fall when most of the property owners in Green Valley are back in town so that they may express their views on the matter. There should be an intelligent dialogue between the property owners and those pushing forth the proposal. Otherwise it implies a lack of transparency. This seems to be a growing problem both nationally and locally.

Natalie G. Bancroft

## David Petersen

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**From:** larknhart@aol.com  
**Sent:** Tuesday, July 12, 2016 2:30 PM  
**To:** David Petersen  
**Subject:** Cell Tower

Mr. Petersen,

We live in San Ignatio Heights not far from the proposed cell tower. There has been very little communication re this proposal to the community. We are totally against this intrusion on many levels. Esthetics, Noise, Health (I know this can't be discussed) Need and Property Value. We plan to attend tomorrow's meeting and would like all of these concerns fully discussed and explained.

Thank You,

Ralph and Norma Hartsock  
1593 W. Mariquita  
Green Valley, AZ 85622

## David Petersen

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**From:** Carol Willie <CWILLIE@msn.com>  
**Sent:** Tuesday, July 12, 2016 4:39 PM  
**To:** David Petersen  
**Subject:** Cell Tower

Hi, I can't believe the GVR would approve of a cell tower right in the middle of our development. There is so much open land around the area surely a better spot could be found. I also believe property values would be negatively affected which means less money for the county in a time where dollars are hard to come by.

Chuck Willie PE  
San Ignacio HOA



## David Petersen

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**From:** larknhart@aol.com  
**Sent:** Tuesday, July 12, 2016 9:09 PM  
**To:** David Petersen  
**Subject:** Fwd: Proposed Cell Tower in San Ignacio Heights Golf Course Parking Lot.

Kansas neighbor did not have your email to am forwarding it for him.

-----Original Message-----

**From:** Ron Kendrick <[fivestarfarmsk@gmail.com](mailto:fivestarfarmsk@gmail.com)>  
**To:** Hartsock, Norma & Ralph <[larknhart@aol.com](mailto:larknhart@aol.com)>  
**Sent:** Tue, Jul 12, 2016 2:48 pm  
**Subject:** Proposed Cell Tower in San Ignacio Heights Golf Course Parking Lot.

Dear Sir,

It has been brought to our attention that your department is considering the approval of cell tower in the San Ignacio golf course parking lot. Apparently this proposal was initiated May 24,, 2016 and, without proper notification (an ad in the Green Valley News) to the concerned home owners, you decided this issue on June 23, 2016. It is my sincere belief that you haven't been fair to the home owners and concerned people in you timing or method of notification.

Also, there are several considerations to this proposal which I do not believe you have considered, e.g.,

1. Have you considered the impact of such a crude, monstrous facility would have on the property values in the area? This consideration alone should derail such a plan.
2. Have you considered the noise that will be generated when the wind blows through the antennae? It will be loud and bothersome to the residents . We've experience this nuisance first hand!
3. Have you considered the health concerns which could definitely be detrimental to the residents through the emissions transmitted.

The property owners purchased their respective homes with the knowledge that there were good and proper zoning ordinances in place. Now you are considering abandoning these zoning rules, arbitrarily, without due consideration of the property owners!

There are many places in the area that such a tower could be constructed with no problems to the residents.

Therefore, I am officially voicing my objection to the tower as proposed and to your capricious method of notification of construction.

Thank you for your serious consideration in this matter.

Ronald Kay Kendrick  
1609 W. Mariquita  
Green Valley, AZ 85622  
Phone 620-353-3648

## David Petersen

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**From:** Donna Hoch <revdhoch@gmail.com>  
**Sent:** Tuesday, July 12, 2016 8:11 AM  
**To:** David Petersen  
**Cc:** Donna Hoch  
**Subject:** San Ignacio Golf Course Cell Tower, Rezoning

Attention :David Petersen, AICP,  
Senior Planner,  
Planning Division, Pima County Development Services Department,  
(520) 724- 9000,  
[David.Petersen@pima.gov](mailto:David.Petersen@pima.gov)

Re: Cell Phone Tower Proposal for San Ignacio Golf Course in Green Valley, AZ

Dear Mr. Petersen,

On July 13th the Pima County Planning and Zoning Commission is scheduled to vote on rezoning the San Ignacio Golf Course Parking Lot to permit the building of a cell phone tower.

It is my understanding that Pima County has an ordinance that requires that the Pima County take into consideration both blockage of views and any possible drop in real-estate values that will be caused by placing cell phone towers in residential areas. The proposed cell tower to be located barely within the footprint of the San Ignacio Golf Course parking lot, along Desert Jewel Drive in Green Valley, violates both conditions of said ordinance.

San Ignacio Ridge subdivision sits above and to the west of the golf course. If this cell tower is approved, the homes in the San Ignacio Ridge subdivision that once had an uninterrupted view of the Santa Rita Mountains, will now have a 58ft cell tower as their focal point. Homeowners who paid premium prices for those view lots will not only be forced to look at an eyesore daily, they will also experience diminished property values. Selling a home which has a cell tower as its immediate view will become quite challenging for these homeowners.

Other homeowners in the San Ignacio Heights subdivision will also experience similar problems. What once appeared to be an inviting entry into a residential subdivision, will have negative curb appeal for potential buyers. San Ignacio Heights takes pride in maintaining a pristine and welcoming entrance to its subdivision, which begins on Desert Jewel Road at Camino del Sol. If the cell tower is approved, residents, guests and new homebuyers will still turn east onto Desert Jewel into what appears to be a lovely residential area. However, after traveling only a few hundred yards further into San Ignacio Heights, these same residents, guests and potential homebuyers will come upon an industrial tower thereby changing the ambiance of the entire area. Residents in San Ignacio Heights can expect a negative effect on selling prices for their homes. Those homes in San Ignacio Heights which will literally fall under the shadow of this 58ft tower can expect an even greater loss in the value of their real estate, since the tower will be fully visible anytime a prospective buyer comes to evaluate buying those homes.

This scenario can all be avoided by denying the proposed zoning change. The zoning change is inappropriate for this residential area.

The closest road to the proposed site is Desert Jewel Drive. Desert Jewel is a privately owned road which is maintained by the San Ignacio Heights Subdivision. The closest entrance to the site from a Pima County owned road is at Camino del Sol. If construction traffic enters only from the county owned road, as I propose it must, all construction personnel, vehicles and equipment will be forced to go through the golf course and restaurant parking lot. This is a narrow access which crosses in front of the restaurant. That would make for very tight maneuvering, and create a danger to golfers and diners who must cross this area to get to the restaurant and golf course from the parking lot. Use of Desert Jewel for access to the build site would require permission from San Ignacio Heights HOA. There is no guarantee that San Ignacio Heights Homeowners are willing to grant that access.

The parties asking for this zoning change have said that after a two year study of the area this one particular site is the only possible site they could find for their cell tower. There is never just one possible site. That same tactic and verbiage was used in 2010 when ATT proposed to build a cell tower on the Westside. There is a shopping center, an unused golf course and a Green Valley Recreation Facility a mile and a half north of this residential site. Less than a mile north of those sites is a Fire Station. All are located on a county road, Camino del Sol. The shopping center, the Green Valley Recreational facility and the Fire Station already are zoned to accommodate the cell tower. Other suitable examples might be found west of Green Valley along the mine tailings. In the Westside instance noted earlier the Pima County Board of Supervisors voted down the proposal arguing the view in the neighborhood was a mitigating factor in denying ATT permission to build a cell tower in a proposed area. I urge you to present this to the commissioners and recommend that they do the same in this case.

( See <http://www.tucsonnewsnow.com/story/11924472/pima-county-rejects-proposed-cell-phone-tower-on-westside> for more information on the Westside case. )

Even though the search for a placement of this tower has gone on for 2 years, the residents of Green Valley had no knowledge of this. The Green Valley Council first heard of the proposed tower on May 24, 2016. Three weeks later, on June 16, 2016, Presidents of 4 Home Owners Associations learned of the proposed tower for the first time when GVC emailed them stating a meeting would take place concerning the proposed tower the very next week. On June 22nd the general public learned about the proposed tower through a small article in the Green Valley News which mentioned a meeting that would be held the very next day at GVC! On June 23rd, GVC approved the proposal...exactly one day after the possibility of a cell tower in the San Ignacio Heights area was announced to the public at large.

Approximately 50% of Green Valley residents are out of town in June and early July. Snowbirds go north and others escape the summer heat on vacation. This proposal for rezoning was introduced to Green Valley residents in such a way that it was virtually impossible for homeowners to do due diligence in examining this issue.

Mr. Petersen, as Senior Planner for this case, I ask that you recommend that the Planning and Zoning Board vote "No" on granting this zoning change. If that is not possible I ask that you recommend the Board table their decision until a later date. That would at least afford residents some time to research and give input.

Thank you for your time and consideration on this important matter.

Sincerely,  
Donna Hoch  
4161 S. Emelita Drive  
Green Valley, AZ 85622  
[Revdhoch@gmail.com](mailto:Revdhoch@gmail.com)  
[520-393-1452](tel:520-393-1452)

## David Petersen

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**From:** Donna Hoch <revdhoch@gmail.com>  
**Sent:** Wednesday, July 13, 2016 8:50 AM  
**To:** David Petersen  
**Subject:** Fwd: Response to Comments about the San Ignacio Cell Tower

Here is a copy of an email from the Green Valley Council sent me. It verifies the narrow timeline that GVC gave to Green Valley HOA's before voting on this issue.

Thanks,

Donna Hoch

----- Forwarded message -----

**From:** **Executive Director** <[executivedirector@gvcouncil.org](mailto:executivedirector@gvcouncil.org)>  
**Date:** Friday, July 8, 2016  
**Subject:** Response to Comments about the San Ignacio Cell Tower  
**To:** Donna Hoch <[revdhoch@gmail.com](mailto:revdhoch@gmail.com)>

Dear Ms. Hoch:

The Green Valley Council had no formal nor even informal notice about the cell tower prior to the end of May. The original request for a review of the tower was received on May 24<sup>th</sup> through an electronic email from a representative for SBA communications. It was unclear at that time whether the deadline was June 30 or July 30. Once the deadline was resolved, a special meeting time was coordinated with the Chair of the Architectural & Planning Committee and its members. The Committee normally does not meet during the summer months, unless a proposal is received. An email was sent out to the HOA Presidents on June 16<sup>th</sup> about the meeting on June 24<sup>th</sup>.

The meeting agenda was posted on the GVC website, however, the agendas are deleted the day after the meeting. We have just received the written minutes for the meeting and they will be posted on Monday. However, these minutes are not approved and will not be approved until the next meeting of the Committee.

As I mentioned Pima County is holding their meeting next week and I am sure that they will be making their recommendations according to their policies and procedures. After the Planning Board hearing the matter will be sent to the Board of Supervisors for a final vote.

Thank you for the opportunity to respond.

Veletta

**From:** Donna Hoch [mailto:[revdhoch@gmail.com](mailto:revdhoch@gmail.com)]  
**Sent:** Thursday, July 7, 2016 1:19 PM  
**To:** Executive Director <[executivedirector@gvcouncil.org](mailto:executivedirector@gvcouncil.org)>  
**Cc:** Donna Hoch <[revdhoch@gmail.com](mailto:revdhoch@gmail.com)>  
**Subject:** Response to Comments about the San Ignacio Cell Tower

Dear Ms. Canouts,

Thank you for your reply.

I would like to clear up one major point. I did not personally know about the proposed cell tower in November. The November reference points to a conversation that I had with a person who attended the meeting on June 23rd. This person said that GVC knew about the cell tower proposal in November. If this is in error, and in fact the GVC just learned of the proposal please let me know.

In addition to learning when GVC became aware of the proposal, I am asking you exactly when GVC first published any information about the cell tower proposal on your website.

I did go to your website, but was unable to get that information on my own.

If I am reading your letter correctly, no contact was made with the San Ignacio HOA board until June 16, one week prior to this meeting. Expecting a HOA's board to do due diligence on an important matter in one week's time is unreasonable. If indeed, GVC knew this was a possibility for any length of time, why would GVC wait until one week prior to a major meeting on the issue before contacting San Ignacio Heights? Add why would GVC wait until the month of June, a time of year when a high percentage of our residents are in summer homes or vacationing? Many of the officers of San Ignacio's HOA's are not presently in Green Valley to review and approve this proposal.

I was one of the many residents of San Ignacio Heights kept in the dark about the mere possibility of a cell tower in my area until a small meeting notice appeared in the June 22nd issue of the Green Valley News. One day is hardly adequate notice for an important meeting.

In truth San Ignacio was very much under represented at the June 23rd meeting. Few people understood that a recommendation to move forward at this meeting was possible at this one meeting, fewer were available to attend given a one day notice, and only one member of the board was available that day.

It is my understanding that Pima County Code for locating cell towers takes into account both views and impact on property values when deciding whether or not to approve a site for a new cell phone tower. Please see

<http://www.tucsonnewsnow.com/story/11924472/pima-county-rejects-proposed-cell-phone-tower-on-westside>

GVC should have afforded the residents of San Ignacio Heights consideration as to view an property value concerns prior to putting its stamp of approval on this project. GVC's failure to do so has caused a great inconvenience to San Ignacio Heights homeowners. Now, instead of having this matter come to light right in our hometown and getting a fair hearing there, we are instead forced to go to the County Seat to plead our case. GVC has been a hindrance to a fair hearing.

I believe that GVC should revoke its endorsement of the Cell Tower location in San Ignacio Heights.

Donna Hoch

On Wednesday, July 6, 2016, Executive Director <[executivedirector@gvcouncil.org](mailto:executivedirector@gvcouncil.org)> wrote:

Dear Ms. Hoch:

In response to your comment below, we are sorry that you believe that we did not seek out input from the San Ignacio HOAs. We did send out emails to the HOA presidents on June 16, 2016: Floyd White, Joyce Bulau, Mike Wood and Kathy Behrens. We asked them to please consider attending the Planning & Architectural meeting on June 23<sup>rd</sup> because the proposed cell tower was on the agenda for review. The Green Valley News also had an article about the proposed cell tower review on Wednesday June 22<sup>nd</sup> and the agenda was posted on the Council's website.

San Ignacio was represented at the meeting when the cell tower was reviewed. Based on the comments, the Planning & Architectural Committee made the recommendation to the County to approve the construction of the cell tower. It will now be reviewed by the County on July 13, 2016 at 11:00 in the County Bldg. where the Board of Supervisors meet. People with concerns can voice their comments at that time. The County will then make their recommendation to the Board of Supervisors where it will receive a final vote.

Unfortunately, the Planning & Architectural Committee can only review items when they are submitted to the committee. The timing rests with the applicant proposing the work, but Pima County will not review the proposal until it receives a recommendation from the Green Valley Council's Planning & Architectural Committee.

I understand that you first heard about a proposed tower last November. The Council's office does take service requests from community members to find out about road repairs and other similar information, like the cell tower, that the County or others are proposing for Green Valley. The Council then contacts the appropriate department and responds to the community member regarding the information. In the event of continued interest and concern, the appropriate standing committee is tasked with following the situation.

Finally, the Council understands that communication with members is its highest priority and we are taking steps to meet members' needs. The Council's website, email blasts to HOA representatives, flyers, and other materials are all used. However, we also have to rely on the HOAs and homeowners to talk with one another about HOA concerns and bring them to the Council's attention.

We urge you to attend the Pima County meeting on July 13, at 11:00 to state your concerns. We also urge you to follow the Council's website and bring your concerns before the appropriate committees. You might also like to volunteer for one of the committees, as the Council is made up of volunteers who are residents of member HOAs.

Thank you for contacting us about this matter.

Sincerely,

**Veletta Canouts, Executive Director**

Green Valley Council | 555 N. Granada Dr., Ste. 117, Green Valley, AZ 85614

520-648-1936 | [info@gvcouncil.org](mailto:info@gvcouncil.org) | [www.gvcouncil.org](http://www.gvcouncil.org)

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**Your Name**

Donna Hoch

**Email**

[Revdhoch@gmail.com](mailto:Revdhoch@gmail.com)

**Phone**

(520) 393-1452

**Subject**

Cell tower

**Comments**

The Green Valley Council advertises itself as the community voice for Green Valley, AZ. In that role, the council should be seeking input from members of the community whenever items will directly impact those living in Green Valley and its sub-divisions. This did not happen in the case of the cell tower which has been approved to be located at the intersection of the San Ignacio Golf Course and the San Ignacio Heights sub division on Desert Jewel Drive. Residents of San Ignacio Heights were not informed of the possibility of this cell tower until it appeared to be a done deal. How could the GVC approve this without input from people living in the vicinity?

It is my understanding that Desert Jewel Drive is a private street owned by the San Ignacio Heights HOA, as is the other cross street which would give access to the building site. To my knowledge the homeowners of San Ignacio Heights have not even been asked if our roads may be used to build this tower should they be needed.

Although the idea of the cell tower was proposed by Verizon and the San Ignacio Golf Course as far back as November, no mention was shared with residents who would be most affected until the hot summer month of June when half of our population is out of town. I do not approve of having this cell tower 40 yards from any homeowners rooftop, or at an entrance to a residential subdivision. Nor do I approve of the lack of consideration for impacted views in San Ignacio Ridge that will result in lowering the value of real estate for those homeowners.

Most importantly, I take issue with the Green Valley Community Council's hubris in unilaterally deciding on supporting a community change without having a dialogue with the community itself. GVC finds its voice through the community at large. At least it should. In this case GVC has failed in its primary mission, and should reconsider its stand until procedures are taken to include the public in the process. That's what being the voice of Green Valley means.

Donna Hoch  
4161 S. Emelita Drive  
Green Valley, AZ 85622

Cc Green Valley News and Sun



1699 W. Mariguita St.  
Green Valley AZ 85622

JUL 13 2016

July 7, 2016

PIMA COUNTY PLANNING BOARD  
201 N STONE AVE, 2ND FLOOR  
TUCSON AZ 85701

To Whom It May Concern:

Please record that I do not wish  
to change the zoning condition:

Co 9-89-21 LAWYERS TITLE AND TRUST, TR#6486-T -  
INTERSTATE 19 #2 REZONING

I protest a rezoning that would allow  
a substantial change for erection of a cell  
tower on the premises.

Enclosed please find a copy of the letter  
to the Editor of the Green Valley News that  
supports my decision.

Sincerely,

Mary R. Magle

Enclosure

Letter to the Editor

Are you ready for an electronic "palm tree" hazard in your area?

Many GV residents are unaware of the public hearing in Tucson on 7/13 at 11 A.M. that will determine a substantial change in the zoning conditions of the San Ignacio Golf Course. Approximately 4.96 acres of the restaurant/golf course parking lot is at risk of being used for a cell tower. HOA members were not notified of this zoning change, other than an article that recently appeared in the Green Valley News.

I, for one, protest the imposition of involuntary, 24-hour per day microwave exposure, without proven safety levels. Putting cell towers near residential properties is just bad business:

- For residential owners, it means decreased property values (at least by 20%!).
- For local business (realtors and brokers) representing and listing these properties, it will create decreased income.
- For Pima County, it results in decreased revenue (property taxes).

Cell towers emit radio frequencies (RF), a form of electromagnetic radiation (EMR) for a distance of 2 ½ miles. Studies have shown that even at low levels of this radiation, there is evidence of damage to cell tissue and DNA, and has been linked to brain tumors, cancer, suppressed immune function, depression, Alzheimer's disease, and numerous other serious illnesses. At most risk are children, and the elderly and the frail.

What is needed is to have a government agency to predict the RF field strength near a tower where a person could be exposed. There is no time for this before our vote is required. The FCC is in charge of setting standards of exposure for the public, and claims that, based on scientific studies, the current levels are safe. The current U.S. standard for radiation exposure from cell towers is 580-1000 microwatts per square centimeter, among the least protective in the world. The FCC is not a public health agency and is considered "an arm of the industry."

Contrary to what the communications industry tells us, there is vast scientific, epidemiological and medical evidence that confirms that exposure to cell tower radiation, even at low levels, can

have profound effects on all biological systems. To claim there is no adverse effect from phone towers flies in the face of a large body of evidence.

With the hearing scheduled for July 13<sup>th</sup>, there has been little time to get a petition signed, or even to organize at the neighborhood level. HOA officers are away for the summer, as are most of the residents of the neighborhoods affected by the proposed rezoning. Whether this be intentional or not, we need to make our voices heard.

If you are unable to attend the meeting at the Pima County Administration Building, 130 W. Congress St., Tucson, please take the time to write a letter expressing your views on this matter. A cell tower will have a long- term effect on the beauty and safety of this unique area. The Green Valley Council (648-1936) can be helpful regarding information about the meeting and/or correspondence.

Mary Nagle

Resident, San Ignacio Heights

# Co9-89-21 Lawyers Title and Trust #6486-T-Interstate 19 #2 Rezoning

July 7, 2016

My name is William J. Willmering. I own and reside in a house at 1913 W. Placita de Agosto in San Ignacio Ridge Estates. This is two blocks from the proposed rezoning site. I write in opposition to this zoning change.

When the houses in San Ignacio Ridge Estates and the adjacent Associations were built, every care was taken to preserve the open space and the expansive views. Most of the houses are sited to present the magnificent views of the Santa Cruz valley and the mountains beyond. All utilities are below ground. There are no light poles. The covenants of the home owners associations have protected these values. They do not permit any towers, derricks or antennas. They do not even permit trees higher than roof lines.

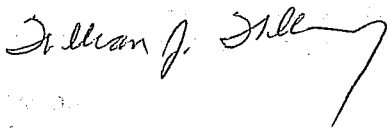
Now a telecommunication corporation proposes to build a 58 foot metal tower at the center of our community. This is totally at variance with community practice up to this time. It will be a notable eyesore, as nothing within a half mile is as tall. It will be in the sight line of hundreds of homes.

At the time I purchased my house, the realtor stated the view probably added \$30 to \$50 thousand dollars value to the house. If this tower is built it will have not just an aesthetic, but a monetary negative impact.

Green Valley already has a significant problem with vacant and abandoned retail property. If the houses in the San Ignacio area become less desirable because of the presence of a large metal tower, this blight might spread to the residential housing. Houses will become more difficult to sell when residents die or move on.

When we look to the west from our community, we see every day the evidence of the heavy copper collar we must wear in Arizona. Millions and millions of tons of toxic mining waste that are spread for miles. When we look to the east, we see the open expanse of the Santa Cruz valley and land preserved by the wise leadership that governed Pima County the last decades. Grateful for those who came before, who set aside and preserved the beauty of southern Pima County, I ask you too follow that tradition and deny this rezoning request, which if approved, will destroy what we so love.

Thank you for your consideration of this request.



JUL 13 2016

Letter of concern

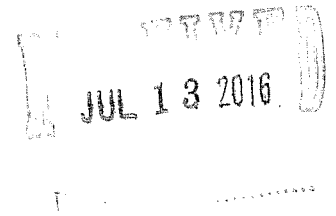
July 8, 2016

To: Mr Ray Carroll, Pima County Commissioner

Pima County Planning and Zoning Commission, David Petersen

Green Valley News Paper

GVC



I am writing to express my dismay at the proposed communications tower at the San Ignatio Golf Course parking lot on Camino del Sol in Green Valley.

The other tower in Green Valley is in the midst of a large commercial area with no homes in the area. It is a very ugly structure and does nothing to improve the aesthetics of the area, but there are no homes affected by it. Does the existing tower have enough space for the macro hub capabilities the new tower is supposed to provide? Also, how far apart do these towers have to be? There is a tower less than 10 miles away in Amado. Does this lead to unnecessary duplication of resources?

The same can not be said about the proposed tower. Sure, they found a commercial piece of property to put it on, but there must be an existing height limitation involved. Also, the area is surrounded by private homes, that have not recovered their value after the housing crash of several years ago, let alone this new blight - which will definately negatively affect home values in the area.

I am for increased capabilities in this high tech age, but this is the WRONG place for it. There is the commercial area a mile north where the Green Valley fire station and Green Valley Rec's Desert Hills center and other commercial property are located. A couple miles north of there is the Performing Arts area that has many suitable locations for a tower. You do not need 360 degree coverage from that location since there are no homes in that area and the only view that would be disturbed is of the copper tailings.

I believe that either of those entities is more deserving of any revenue generated from a cell tower. There would be no possible health issues in those locations either, and housing values shoiuld not drop either.

Respectfully,

Ted Strasser Jr 520-399-3913

1843 W Placita de Agosto

Green Valley AZ 85622

## David Petersen

---

**From:** bighorncab@aol.com  
**Sent:** Wednesday, July 13, 2016 11:10 AM  
**To:** David Petersen  
**Cc:** bighorncab@aol.com  
**Subject:** Fwd: Cell Tower - San Ignacio Heights

David Peterson,

As homeowners very near the proposed location of this cell tower, it seems the project has been pushed ahead without proper notification to the people who might be most affected by it. We are only there in the winter months, but we should have a say, too. We are just now learning of the whole situation and are not in favor of the placement of a cell tower in that location.

Orin and Barbara Carney  
1581 W Mariquita Street  
Green Valley, AZ 85622

P.S. Summer address: 31635 Poudre Canyon Road, Bellvue, CO 80512

To: CommunicationsOffice <CommunicationsOffice@pima.gov>

Subject: Website Feedback Form 2016-08-01 03:07 PM Submission Notification

Website Feedback Form 2016-08-01 03:07 PM was submitted by Guest on 8/1/2016 3:07:18 PM (GMT-07:00)  
US/Arizona

Name	Value
First Name	Leo
Last Name	Prather
Email	<u>LPrather2@cox.net</u>
Content graphics	Other Issue
Performance usability	Other Issue
Comments	I am opposed to the cell phone tower that is proposed to be built in the San Ignacio Golf Course parking lot near Desert Jewel Dr. and Camino Del Sol in Green Valley. The Green Valley Council approved this tower with little notice to residents and Home Owners Associations in the middle of summer when a lot of residents are out of town. Seems kind of sneaky to me and many others! I am using this form because I couldn't find any other vehicle on your website.
Response requested	Yes
Referred_Page	<u><a href="http://webcms.pima.gov/contact_us/">http://webcms.pima.gov/contact_us/</a></u>

Thank you, Pima County, Arizona

July 30, 2016

From: Lawrence E. Coleman

PO Box 1367

1821 W. Placita De Dicembre

Green Valley AZ 85622

TO: Planning Division / TO Whom It May Concern

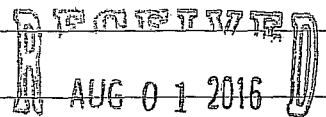
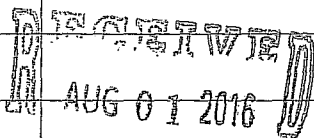
Re: Case No. CO9-89-21

I want to protest the building of a tower, at the southeast corner of the intersection of S Camino del Sol and S Desert Jewell Loop (District 4) Green Valley AZ.

The tower ~~would~~ would severely damage the view (North east direction) From my home. Please don't build it.

How would you like it in ~~your~~ your back yard?

Sincerely Lawrence E. Coleman



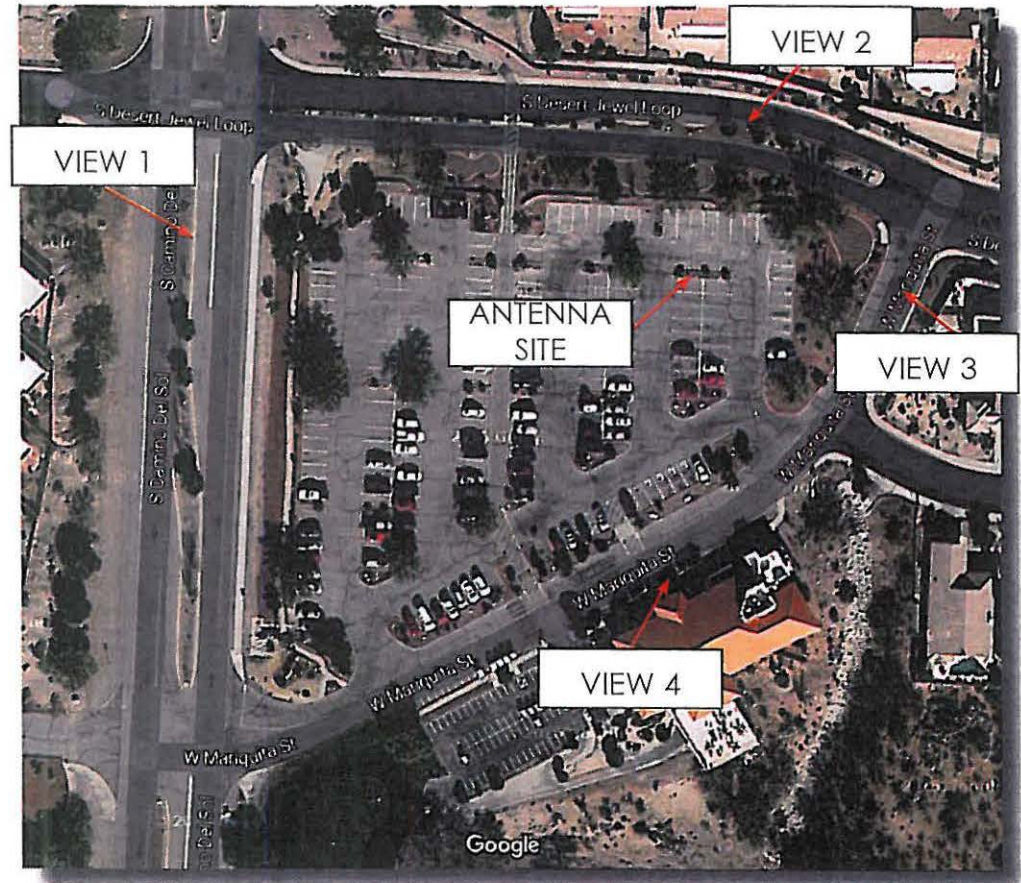


PHOTOGRAPHIC SIMULATION  
PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE NAME: TUC\_AMULET  
SITE LOCATION: 4201 S. CAMINO DEL SOL  
GREEN VALLEY, AZ 85622  
DATE: 7/17/2016  
APPLICANT: WAVELENGTH MANAGEMENT  
2200 E. WILLIAMS FIELD RD. #200  
GILBERT, AZ 85295  
CONTACT: ROB JONES  
(480) 205-0070

SITE LOCATION MAP



2016 GOOGLE MAPS

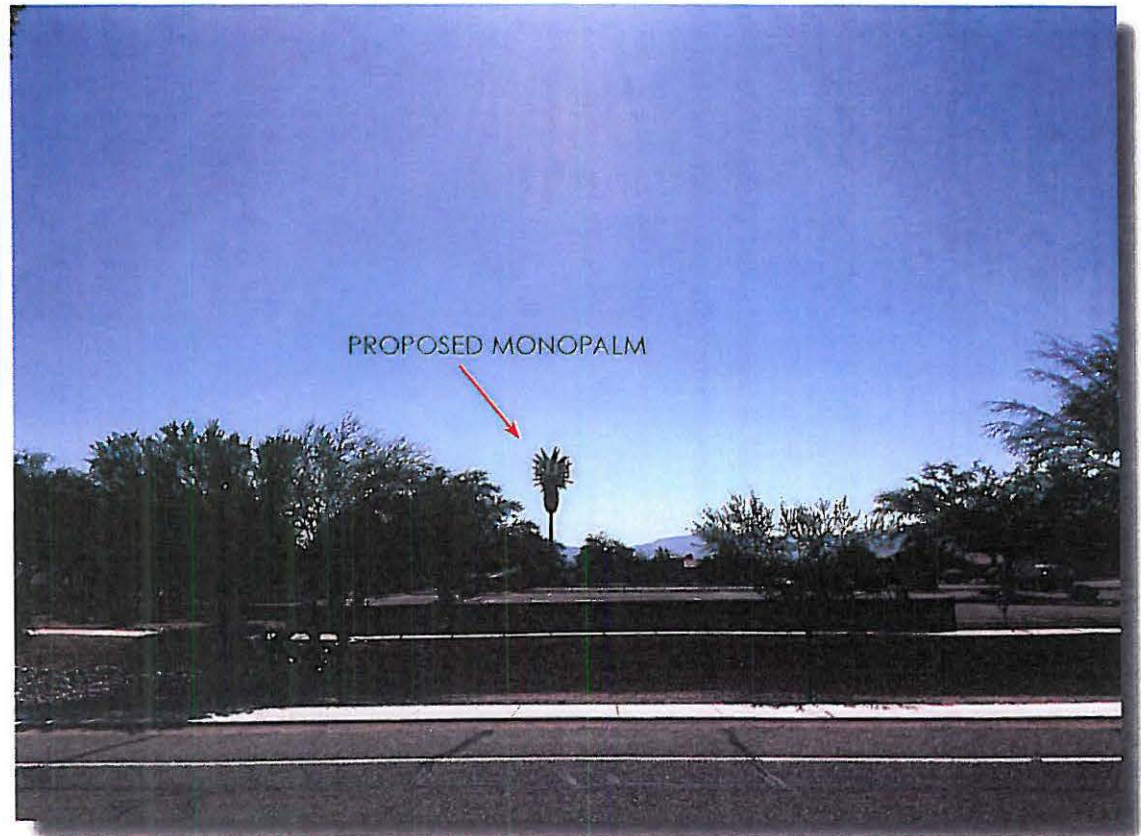
The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.





EXISTING  
VIEW 1 - LOOKING WEST FROM EAST

PHOTOGRAPHIC SIMULATION -  
VIEW 1 - LOOKING WEST FROM EAST



PROPOSED INSTALLATION OF A 58' MONOPALM WITH VERIZON ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND WITH CABINETS, UTILITY FRAME, AND GENERATOR, SURROUNDED BY AN 8' TUBE-STEEL FENCE. REMOVAL OF EXISTING CURB AND LANDSCAPING.



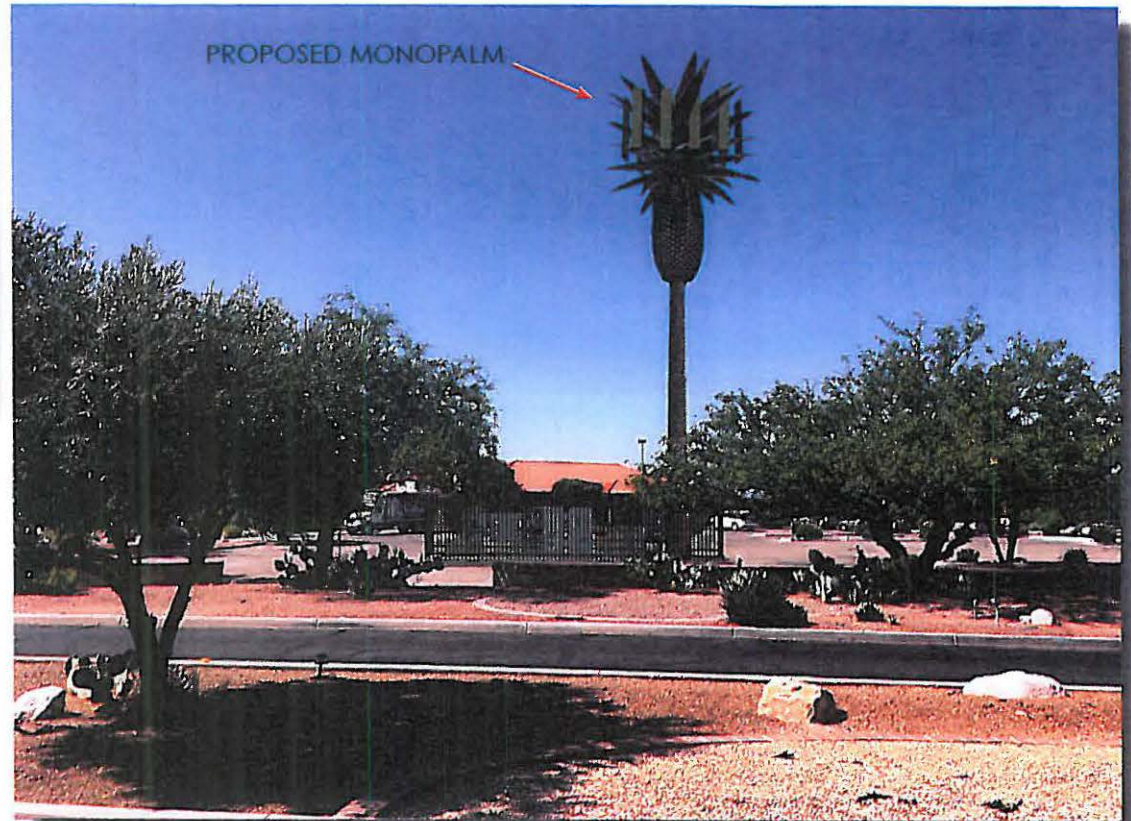
verizon

TUC\_AMULET

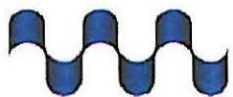


EXISTING  
VIEW 2 - LOOKING SOUTH FROM NORTH

PHOTOGRAPHIC SIMULATION -  
VIEW 2 - LOOKING SOUTH FROM NORTH



PROPOSED INSTALLATION OF A 58' MONOPALM WITH VERIZON ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND WITH CABINETS, UTILITY FRAME, AND GENERATOR, SURROUNDED BY AN 8' TUBE-STEEL FENCE. REMOVAL OF EXISTING CURB AND LANDSCAPING.



WAVELENGTH  
MANAGEMENT



EXISTING  
VIEW 3 - LOOKING EAST FROM WEST

PHOTOGRAPHIC SIMULATION -  
VIEW 3 - LOOKING EAST FROM WEST

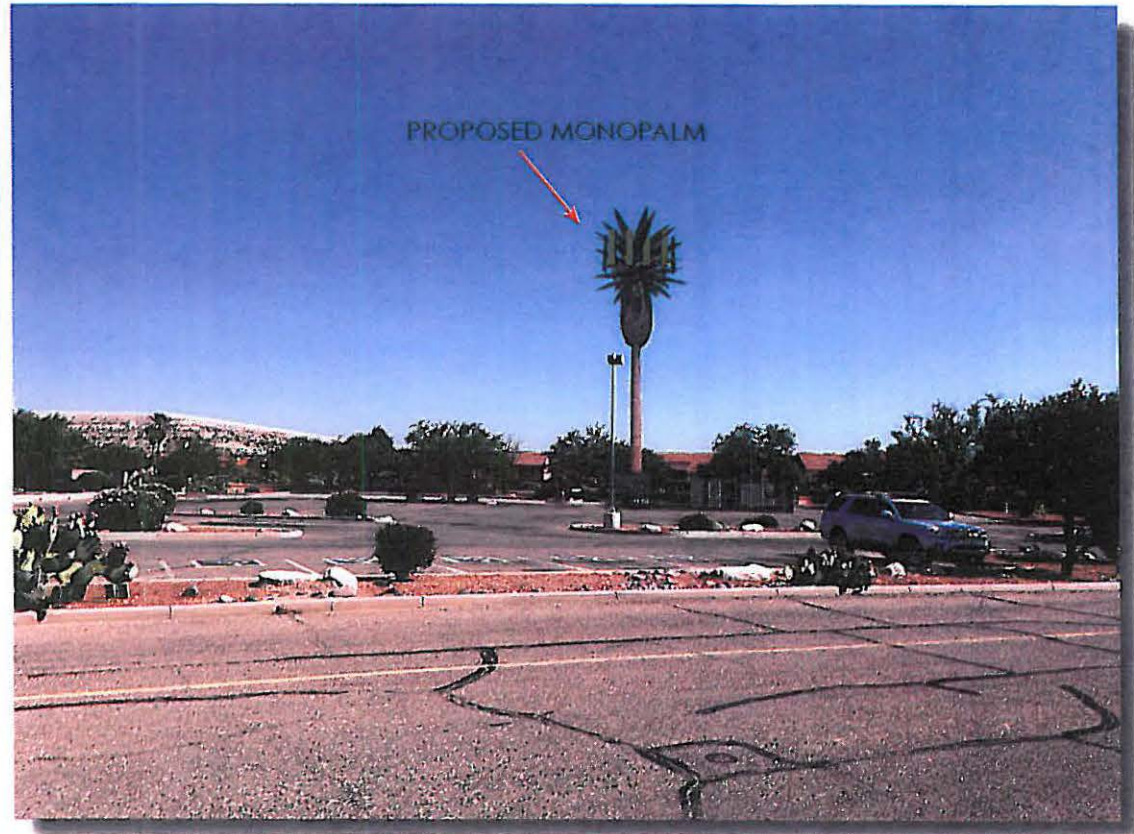


PROPOSED INSTALLATION OF A 58' MONOPALM WITH VERIZON ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND WITH CABINETS, UTILITY FRAME, AND GENERATOR, SURROUNDED BY AN 8' TUBE-STEEL FENCE. REMOVAL OF EXISTING CURB AND LANDSCAPING.



EXISTING  
VIEW 4 - LOOKING NORTH FROM SOUTH

PHOTOGRAPHIC SIMULATION -  
VIEW 4 - LOOKING NORTH FROM SOUTH



PROPOSED INSTALLATION OF A 58' MONOPALM WITH VERIZON ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND WITH CABINETS, UTILITY FRAME, AND GENERATOR, SURROUNDED BY AN 8' TUBE-STEEL FENCE. REMOVAL OF EXISTING CURB AND LANDSCAPING.