

**Memorandum**

**To:** Green Valley Council [info@gvcouncil.org](mailto:info@gvcouncil.org)  
Green Valley Council Planning & Architectural Review Committee  
Pima County Planning & Zoning Commission [thomas.drzazgowski@pima.gov](mailto:thomas.drzazgowski@pima.gov)  
Pima County Zoning Board  
Pima County Board of Supervisors [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

**From:** Jim Pomajevich, 4425 S Corte de Febrero, Green Valley, AZ 85622

**Date:** November 14, 2016

**Re:** Alternative Cell Tower Locations on San Ignacio Golf Course, Green Valley, AZ.

**To whom it may concern:**

**Aesthetically there are no good locations for cell towers. Just choices between bad alternatives.**

**Pima County should consider giving preference to locating cell towers on transmissions lines. There are several tall towers in proximity to these two sites under review which could accommodate cell towers. In any event those charged with making decisions in these matters have a difficult task.**

**My wife and I own homes in both San Ignacio Heights and San Ignacio Ridge Estates in Green Valley.**

**We request that the original site selected in the parking lot of the clubhouse/restaurant be revisited and recommended. We support the selection of that site.**

**The Parking Lot site and 58 foot tower is more in keeping with the provisions of the Pima County Ordinance than the proposed Maintenance building site with a 95 foot tower as discussed below.**

Pima County Code of Ordinance for Land Use Regulations — 18.07.030

H. Communication towers:

1. Purpose:

c. To maintain and preserve the existing unique attributes of community character including, but not limited to, architecture, historic and cultural features, historic development patterns, landscape, hardscape and the size, scale and spacing of buildings and other structures that define the community identity of rural and residential neighborhoods, and to preserve property values in those neighborhoods;

e. To minimize the adverse impacts of communications towers and related equipment areas on visually sensitive areas including, but not limited, to skylines, rock outcroppings, foothills, mountain backdrops, unique vegetation, streams and natural drainageways through the careful design, siting, landscape screening and innovative camouflaging techniques utilizing current and future technologies;

g. To protect the aesthetic quality of neighborhoods by encouraging the siting of communication towers to minimize negative aesthetic impacts and ensure to the extent possible that communications towers and related equipment areas are compatible with surrounding land uses;

**The parking lot location is more in keeping with the height and scale of the surrounding commercial buildings, is lower overall and has the least impact on skylines, foothills and mountain backdrops.**

The proposed location behind the maintenance shed of the golf course to the south of the 10th green would not be in keeping with those provisions cited.

The proposed Maintenance Building site would be directly in front of our primary Green Valley residence on Corte de Febrero as well as several others who paid from \$40,000 to \$50,000 per lot for the premium view over what is now a very nice golf course in great condition.

The applicant does not yet have appeared to have filed a complete application on this site as there are no elevations of the proposed tower photo simulations showing the tower in place as required by: **3.c.** The applicant shall submit with the site plan before and after photo simulations showing the tower and surrounding area.

**In lieu of those we submit the following:**

Below you will find photos demonstrating the impact of the height of the proposed 95 foot tower whose impact will be even greater once the design is fleshed out. These photos are taken on Hole 10 of the San Ignacio Golf Course beginning at Lot 116 and proceeding south to Lots 131,132 and 133.

Approximate Visual impact of 95 foot tower at maintenance building from 4242 S Corte de Febrero Lot #116  
The eight houses to the south of this lot will have increasing impact



The tower was scaled conservatively using the grid in Photoshop and assumes a height of 17 feet for the maintenance building and tower height of 95 feet.

**It is clear the standard of minimizing impact to skylines, foothills and mountain backdrops is violated.**

Approximate visual impact of 95 foot cell tower from lots 123/124 4309 S Via de Febrero



**This proposed tower location is c. 150 yards from the boundary of our lot**

Approximate estimated visual impact of 95 foot cell tower to view of 4425 S Corte de Febrero



**The view from 12 view units of San Ignacio Inn falls into this same category and would also impact several other homes on the ridge behind the Inn.**

Approximate impact to view from San Ignacio Inn of a 95 foot cell tower



**We do not know if the Applicant has conformed to all requirements of demonstrated need for this tower but expect Pima County will monitor those for its own protection and that of its residents.**

**The Applicant is required to submit:** For new towers the applicant shall submit a narrative explanation describing the community necessity for the new tower and resulting increase in coverage. The narrative shall list, and **include a discussion of, the pros and cons of each prospective new tower site and co-location opportunity considered (along with maps showing the locations of each site) and shall state the reasons why each of the alternative sites and co-locations was not considered to be feasible.** The narrative report shall be accompanied by before and after propagation maps prepared and signed by a radio frequency engineer evidencing that a gap in coverage exists and demonstrating how the proposed tower will eliminate the existing gap.

**We assume that the Applicant has determined that both Golf Course sites are acceptable but we don't know what other acceptable sites were considered.**

**We recognize the potential income to the golf course from a cell tower. It is to the home owners interest to have the golf course succeed and the income from a tower would be helpful.**

**We respectfully request that the Maintenance Building site be rejected. Please advise of any future meeting of those addressed above. You may contact me at [REDACTED] or at [REDACTED]. I will try to have a representative present.**

**Thank you for your consideration.**  
*James J. Pomazevich*  
**James J. Pomazevich**