



# MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

**TO:** Honorable Sharon Bronson, Supervisor, District #3

**FROM:** Arlan M. Colton, Planning Director

**DATE:** April 3, 2013

**SUBJECT: P21-12-020 PICTURE ROCKS VOLUNTEER FIRE DISTRICT – N. SANDARIO RD.**

(Conditional Use Permit – Type III – Communication Tower – Increase in Height of Existing Tower)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, April 16, 2013** hearing.

**REQUEST:** Conditional Use Permit – Communication Tower – Increase in Height of Existing Tower

**OWNER** Picture Rocks Volunteer Fire District  
12121 W. Picture Rocks Road  
Tucson, AZ 85743

**APPLICANT** FM Group, Inc. for AT&T  
c/o Tim Burmer  
15974 N. 77th Street  
Scottsdale, AZ 85260-1222

**DISTRICT:** 3

**STAFF CONTACT:** Tom Drzazgowski

**PUBLIC COMMENT TO DATE:** No written correspondence has been received to date.

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

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The site is outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS).



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# Board of Supervisors Memorandum

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Subject: P21-12-020

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**FOR APRIL 16, 2013 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director

DATE: April 3, 2013

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**TYPE III CONDITIONAL USE**  
**INCREASE IN HEIGHT OF EXISTING TOWER**  
**COMMUNICATION TOWER**

**P21-12-020** **PICTURE ROCKS VOLUNTEER FIRE DISTRICT – N. SANDARIO RD.**  
Request of FM Group (on behalf of AT&T Mobility), on property located at 7341 N. Sandario Rd., in the GR-1 Zone, for a conditional use permit for a communication tower (Increase in height of existing tower), in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. On motion, the Planning and Zoning Commission voted 8-0, (Commissioners Spendiarian and Cook were absent) to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 3)

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**Planning and Zoning Commission Hearing (February 27, 2013)**

The Planning & Zoning Commission hearing on this case took place on February 27, 2013. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on certain particular details of the application. Issues explored by the Commission were: 1) the reasons for the need in raising the height of the tower and panel antennae; 2) possible future improvements by the Fire District and any additional antennae that might be installed; and 3) whether any Federal Aviation Administration (FAA) requirements applied to the tower.

In response, the applicant indicated that: 1) the technological demands of 4G data coverage were more intensive than the 3G coverage for which the original antennae height was established; 2) there are no known future/additional antennae contemplated by the Fire District at this time; and 3) no FAA requirements apply to a tower of the proposed increased height.

No member of the public appeared and on motion, the public hearing was closed. The Planning and Zoning Commission, on motion, voted to approve the conditional use permit with conditions recommended by the Hearing Administrator.



# Board of Supervisors Memorandum

P21-12-020

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## **FOR BOARD OF SUPERVISORS APRIL 16, 2013 PUBLIC HEARING**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** MARCH 13, 2013

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**DOCUMENT:** P21-12-020

## **CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING**

Request of FM Group (on behalf of AT&T Mobility), on property located at 7341 N. Sandario Road, in the GR-1 Zone, for a conditional use permit for a communication tower (increase in height of an existing tower), in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)

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## **CASE PARTICULARS**

This is a Conditional Use Permit request (Type III) **to raise the height of an existing communications tower by ten feet (10'), together with the co-location of new wireless panel antennae to be mounted on the tower.** New panel antennae on the tower were originally reviewed and approved by the Board of Supervisors, as a co-location request, in December, 2010 under conditional use permit Case No. P21-10-012. Those antennae were not installed, as it was subsequently determined that a higher mounting of the antennae (necessitating an increase in the height of the tower) was required, due to the new technological demands of 4G wireless service, in order to suitably address the present gap in coverage.

The existing tower is a metal, unpainted monopole and has a height of ninety-one feet, three inches (91'-3"). It also supports numerous antennae related to fire department communications. If this conditional use permit request is approved, the proposed height of the tower will be raised ten feet (10') to a new height one hundred one feet, three inches (101'-3"). The wireless panel antennae will be mounted a top-height of approximately eighty-nine feet (89'). The panels were originally approved at a top-height of seventy-seven feet (77'). The tower is located behind the fire station building, so the lower portion of it is screened from view from Sandario Road. The equipment area associated with the proposed wireless antennae would similarly be located behind the existing building.

## **STAFF REPORT TO THE BOARD OF SUPERVISORS**

P21-12-020 --- PICTURE ROCKS VOLUNTEER FIRE DEPT. – N. SANDARIO ROAD

March 13, 2013

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### **SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING**

The Planning & Zoning Commission hearing on this case took place on February 27, 2013. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on certain particular details of the application. Issues explored by the Commission were: 1) the reasons for the need in raising the height of the tower and panel antennae; 2) possible future improvements by the Fire District and any additional antennae that might be installed; and 3) whether any Federal Aviation Administration (FAA) requirements applied to the tower.

In response, the applicant indicated that: 1) the technological demands of 4G data coverage were more intensive than the 3G coverage for which the original antennae height was established; 2) there are no known future/additional antennae contemplated by the Fire District at this time; and 3) no FAA requirements apply to a tower of the proposed increased height.

**After discussing all of the above satisfactorily and closing the public hearing, the Commission voted 8-0 (motion by Poulos, seconded by Richey; Commissioners Spendiarian and Cook being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to the Hearing Administrator's recommended standard and special conditions as follows:**

#### **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 tower shall not be more than one hundred one feet, three inches (101'-3").
2. The new wireless antennae shall be mounted at a top height of no greater than eighty-nine feet (89').
3. The proposed antennae shall be painted essentially the same color as the existing monopole.
4. The equipment area shall be located behind the existing fire-station building as shown on the submitted Development Plan.

### **HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes to co-locate a series of new panel antennae (at a top-height of 89') on an existing monopole, as well as raising the height of the tower by 10' to a new top-height of one hundred one feet, three inches (101'-3"). The petitioner is not proposing any special camouflage other than painting the antennae the same color as the existing monopole. The Hearing Administrator finds this approach to be appropriate.

## **STAFF REPORT TO THE BOARD OF SUPERVISORS**

P21-12-020 --- PICTURE ROCKS VOLUNTEER FIRE DEPT. – N. SANDARIO ROAD

March 13, 2013

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### **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 indicate that the proposed site is currently within an area that is characterized by an indoor signal strength of greater than .95 dBm. With the new panel antennae in place, the indoor signal strength improves to greater than .79 dBm (the lower the value, the better the signal strength).

### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan designates this property as *Medium Intensity Rural (MIR)* category, the purpose of which is “to designate areas for rural residential development and other compatible uses ...”

In that the proposed antenna will integrate into an existing fire station complex and, further, be mounted on an existing fire-department communications monopole (that would be raised in height by 10’), it is found that the proposed conditional use permit is not inconsistent with the expressed purpose of the Pima County Comprehensive Plan. In that sense, this request is compatible with the existing setting, insofar as it takes advantage of (and integrates with) existing communications infrastructure already in place to serve the fire station. The addition of new antennae to the monopole and a slight increase in its height are not expected to markedly change the visual character of the area (see the before/after photo-simulations provided).

### **Zoning and Land Use Considerations**

The subject parcel is zoned GR-1. The surrounding properties are also zoned GR-1. The properties to the immediate west are vacant. The surrounding properties further to the west and in all other directions are low-density, unsubdivided residential characterized by manufactured homes and several site-built residences. The entire surrounding area can be generally characterized as low-density rural residential development. A recent site visit by the Hearing Administrator finds that there has been no significant change in the surroundings since the original conditional use permit was approved in 2010.

### **HEARING ADMINISTRATOR’S RECOMMENDATION**

After having visited the subject property and after having considered all of the above and reviewing the applicant’s submitted materials, the Hearing Administrator found the proposed **co-location of new wireless antennae on an existing communications tower**, together with a new on-the-ground equipment area, to be an acceptable use on the subject property and within the surrounding context.

**STAFF REPORT TO THE BOARD OF SUPERVISORS**

P21-12-020 --- PICTURE ROCKS VOLUNTEER FIRE DEPT. – N. SANDARIO ROAD

March 13, 2013

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It was therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission **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 tower shall not be more than one hundred one feet, three inches (101'-3").
2. The new wireless antennae shall be mounted at a top height of no greater than eighty-nine feet (89').
3. The proposed antennae shall be painted essentially the same color as the existing monopole.
4. The equipment area shall be located behind the existing fire-station building as shown on the submitted Development Plan.

**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 SDCP 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 site is located within an area that is **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System.

## **STAFF REPORT TO THE BOARD OF SUPERVISORS**

P21-12-020 --- PICTURE ROCKS VOLUNTEER FIRE DEPT. – N. SANDARIO ROAD

March 13, 2013

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### **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**

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The site in question has already been disturbed by past development activity and now serves as a fire station. No vegetation or desert specimens will be disturbed. A separate staff memorandum on this topic is included in the Commission's packet for this item.

### **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 not located within an area that is designated as Proposed Critical Habitat nor Draft Recovery Area, but is within Survey Zone 1. This site is within Priority Conservation Area (PCA) 23 for this species.

**Western Burrowing Owl.** The subject property is located within a general area designated as having high quality habitat for the Western Burrowing Owl. It is within the Priority Conservation Area (PCA) for this species.

**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.



**STAFF REPORT TO THE BOARD OF SUPERVISORS**

P21-12-020 --- PICTURE ROCKS VOLUNTEER FIRE DEPT. – N. SANDARIO ROAD

March 13, 2013

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**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  
Arlan Colton, Planning Official  
Carmine DeBonis, Chief Zoning Inspector  
Picture Rocks Volunteer Fire District, Owner  
FM Group, Inc. for AT&T, c/o Tim Burmer, Applicant

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

**CASE:**                    **P21-12-020**  
**PICTURE ROCKS VOLUNTEER FIRE DISTRICT – N. SANDARIO**  
**ROAD**

**OWNERSHIP:**        Picture Rocks Volunteer Fire District  
12121 W. Picture Rocks Road  
Tucson, AZ    85743

**APPLICANT:**        FM Group, Inc. for AT&T  
c/o Tim Burner  
15974 N. 77<sup>th</sup> Street  
Scottsdale, AZ    85260

**LOCATION:**            On the grounds of Fire Station No. 121 of the Picture Rocks Volunteer  
Fire Department, located on the west side of Sandario Road,  
approximately one (1) mile north of Picture Rocks Road.

**REQUEST:**            This is a Conditional Use Permit request (Type III) **to raise the height of  
an existing communications tower by ten feet (10’), together with the  
co-location of new wireless panel antennae to be mounted on the  
tower.** Panel antennae on the tower were originally reviewed by the  
Planning & Zoning Commission, as a co-location request, in October,  
2010 under conditional use permit Case No. P21-10-012. The  
Commission recommended approval of that request, which was later  
approved by the Board of Supervisors. Those antennae were not installed  
and it has since been determined that a higher mounting of the antennae  
(necessitating an increase in the height of the tower) is required to suitably  
address the present gap in coverage.

The existing tower is a metal, unpainted monopole and has a height of  
ninety-one feet, three inches (91’-3”). It also supports numerous antennae  
related to fire department communications. If this conditional use permit  
request is approved, the proposed height of the tower will be raised ten  
feet (10’) to a new height one hundred one feet, three inches (101’-3”).  
The wireless panel antennae will be mounted a top-height of  
approximately eighty-nine feet (89’). The panels were originally approved  
at a top-height of seventy-seven feet (77’). The tower is located behind  
the fire station building, so the lower portion of it is screened from view  
from Sandario Road. The equipment area associated with the proposed  
wireless antennae would similarly be located behind the existing building.

## **PETITIONER’S STATEMENT REGARDING THE TYPE OF USE PROPOSED**

“Wireless communications facility consisting of a 10’ extension of an existing 91’-3” monopole  
(proposed 101’-3”) with ground shelter within an approximate 500 SF lease area. ”

### **PETITIONER'S STATEMENT REGARDING NEED AND COMPATIBILITY**

“Refer to the included “Supplemental Information” required for communication tower requests.”

The petitioner has provided a complete submittal package, including the aforementioned “Supplemental Information” sheet, together with various supporting materials, coverage/propagation plots, and photo-simulations depicting the before & after condition of the property.

### **HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes to co-locate a series of new panel antennae (at a top-height of 89') on an existing monopole, as well as raising the height of the tower by 10' to a new top-height of one hundred one feet, three inches (101'-3"). The petitioner is not proposing any special camouflage other than painting the antennae the same color as the existing monopole. The Hearing Administrator finds this approach to be appropriate.

### **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 indicate that the proposed site is currently within an area that is characterized by an indoor signal strength of greater than .95 dBm. With the new panel antennae in place, the indoor signal strength improves to greater than .79 dBm (the lower the value, the better the signal strength).

### **Comprehensive Plan Considerations**

The Pima County Comprehensive Plan designates this property as *Medium Intensity Rural (MIR)* category, the purpose of which is “to designate areas for rural residential development and other compatible uses ...”

In that the proposed antenna will integrate into an existing fire station complex and, further, be mounted on an existing fire-department communications monopole (that would be raised in height by 10'), it is found that the proposed conditional use permit is not inconsistent with the expressed purpose of the Pima County Comprehensive Plan. In that sense, this request is compatible with the existing setting, insofar as it takes advantage of (and integrates with) existing communications infrastructure already in place to serve the fire station. The addition of new antennae to the monopole and a slight increase in its height are not expected to markedly change the visual character of the area (see the before/after photo-simulations provided).

### **Zoning and Land Use Considerations**

The subject parcel is zoned GR-1. The surrounding properties are also zoned GR-1. The properties to the immediate west are vacant. The surrounding properties further to the west and in all other directions are low-density, unsubdivided residential characterized by manufactured homes and several site-built residences. The entire surrounding area can be generally characterized as low-density rural residential development. A recent site visit by the Hearing Administrator finds that there has been no significant change in the surroundings since the original conditional use permit was approved in 2010.

### **HEARING ADMINISTRATOR'S RECOMMENDATION**

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **co-location of new wireless antennae on an existing communications tower, together with the increase in height of the tower by ten feet (10')**, 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.

#### **Special Conditions**

1. The new top height of the tower shall not be more than one hundred one feet, three inches (101'-3").
2. The new wireless antennae shall be mounted at a top height of no greater than eighty-nine feet (89').
3. The proposed antennae shall be painted essentially the same color as the existing monopole.
4. The equipment area shall be located behind the existing fire-station building as shown on the submitted Development Plan.

## **SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES**

### **Comprehensive Plan Regional Environmental Policies — Conservation Lands System**

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### **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**

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The site in question has already been disturbed by past development activity and now serves as a fire station. No vegetation or desert specimens will be disturbed. A separate staff memorandum on this topic is included in the Commission's packet for this item.

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**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  
Arlan Colton, Planning Official  
Carmine DeBonis, Chief Zoning Inspector  
Picture Rocks Volunteer Fire District, Owner  
FM Group, Inc. for AT&T, c/o Tim Burmer, Applicant



**PIMA COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

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

**CARMINE DeBONIS**  
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:** **P21-12-020– PICTURE ROCKS VOLUNTEER FIRE DEPARTMENT – N. SANDARIO ROAD --- Type III Conditional Use Permit Request for the Co-Location of New Wireless Antennae on an Existing Monopole, together with Raising the Height of the Existing Monopole by Ten Feet (10')**

**DATE:** February 11, 2013

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 with panel antennae and on-the-ground equipment area. 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 the existing communications tower is being increased in height by ten feet (10') so as to accommodate the co-location of new wireless panel antennae. The applicant has initiated the required permitting process with the CUP application that is before you.
2. *Staff approval or disapproval.* Not applicable; the Type III CUP process calls for a recommendation by the P&Z and a final decision by the Board of Supervisors.

3. *Zoning approval or disapproval.* Not applicable; same comment as Item 2 above. This site is zoned GR-1.
4. *Other towers in the same zoning classification.* Other towers have previously been in 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, as well as in the CB-1 and CB-2 business zones.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* There has been no neighborhood opposition, either written or verbal, received by staff on this request at the time this Memorandum's preparation.
7. *Type of neighborhood opposition.* None received to date.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* Not applicable, per 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 existing tower is ninety-one feet, three inches tall (91'-3"). The proposed height of the tower is one hundred one feet, three inches (101'-3"). The wireless provider's co-located panel antennae will be located at a top-height of eighty-nine feet (89').
12. *Color of tower.* The applicant proposes that the new antennae will be painted the same galvanized-metal color as the existing monopole.
13. *Possibilities of camouflage.* See Item #12 above. Other forms of camouflage are available (faux palm tree, pine tree, saguaro), but the Hearing Administrator does not believe any of those are appropriate for this particular location.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant materials and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. In short, the applicant asserts that a data-coverage gap exists within the surrounding area, which will be properly addressed by the installation of the proposed wireless antennae on the taller monopole.



15. *Alternative sites explored.* See applicant materials #5, wherein they indicate that they explored other sites, all of which were found unsatisfactory or inferior to the proposed antennae co-location. Once again, this location is an existing tower; such co-location is encourage by the Pima County Zoning Code.
16. *Possibilities for co-location on an existing tower.* This is a co-location application.
17. *Possibilities for more, shorter towers.* Not applicable; this is a co-location on an existing tower. Also see applicant materials Item #7.
18. *Provision for tower removal.* See applicant materials Item #8. The tower is owned by the Picture Rocks Fire District, not the wireless provider.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant materials Item #9. Co-location by other carriers is possible but, as the applicant does not own the tower, any additional providers would require separate approval by the Fire District.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its February 27, 2013 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 February 27, 2013 meeting.
21. *Government contracts with the wireless provider.* The applicant indicates that AT&T Wireless does have government contracts in place.

# **PLANNING AND ZONING COMMISSION**

## **NOTICE OF HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a hearing on Wednesday, February 27, 2013, at 9:00 a.m. in the Public Works Building, 201 N. Stone Avenue, Basement, Conference Room C, Tucson, Arizona on the following:

**P21-12-020 PICTURE ROCKS VOLUNTEER FIRE DISTRICT – N.**

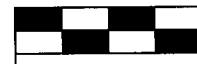
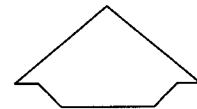
**SANDARIO RD. Request of FM Group (on behalf of AT&T Mobility), on property located at 7341 N. Sandario Rd., in the GR-1 Zone, for a conditional use permit for a communication tower (Increase in height of existing tower), in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 3)**

There will be additional cases heard at this hearing.

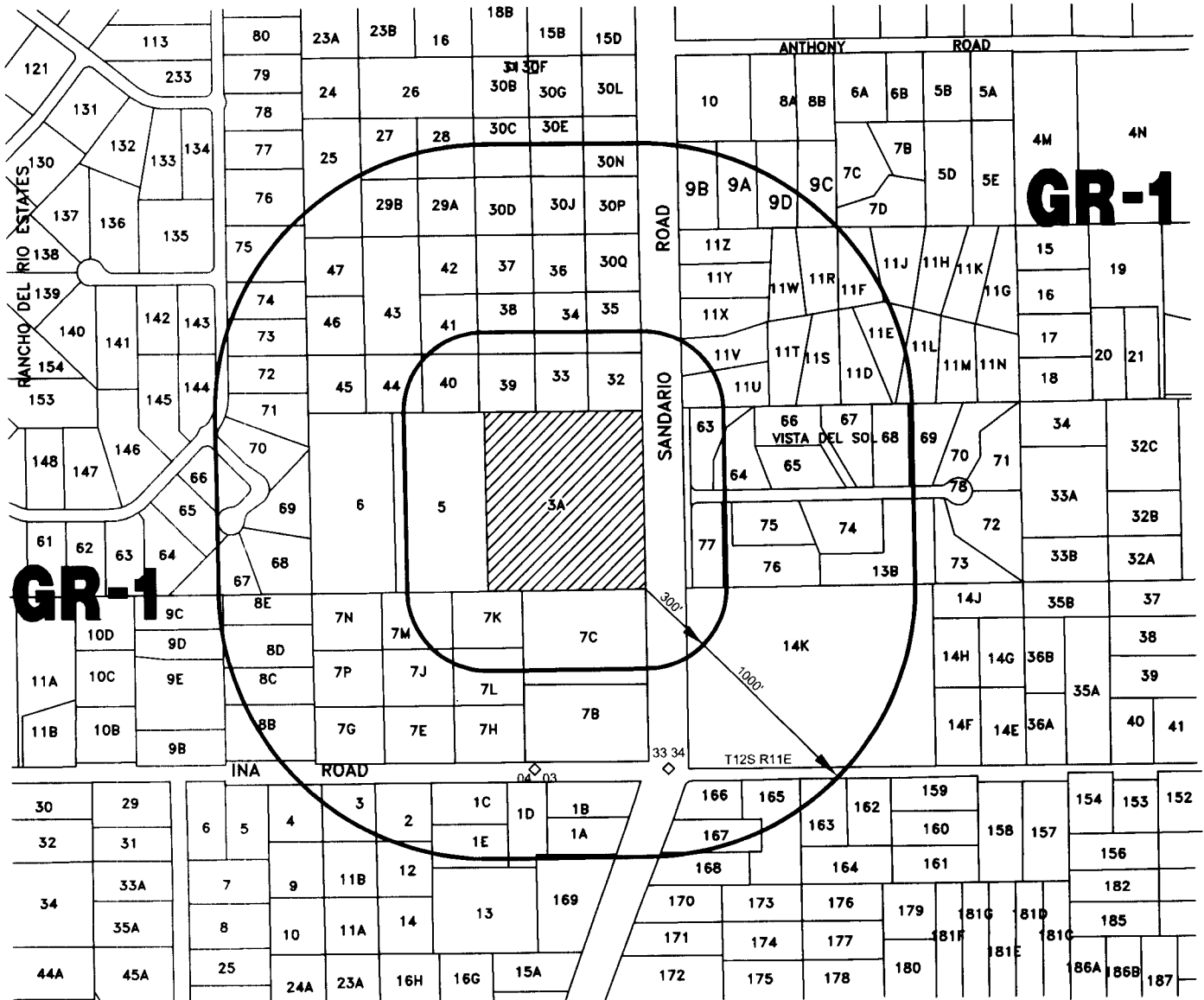
Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 740-6800 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

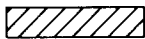
If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 740-6675.


Tom Drzazgowski, Deputy Chief Zoning Inspector  
Pima County Development Services Department



0 600'



Petition area 

Notification area 

BASE MAP 155

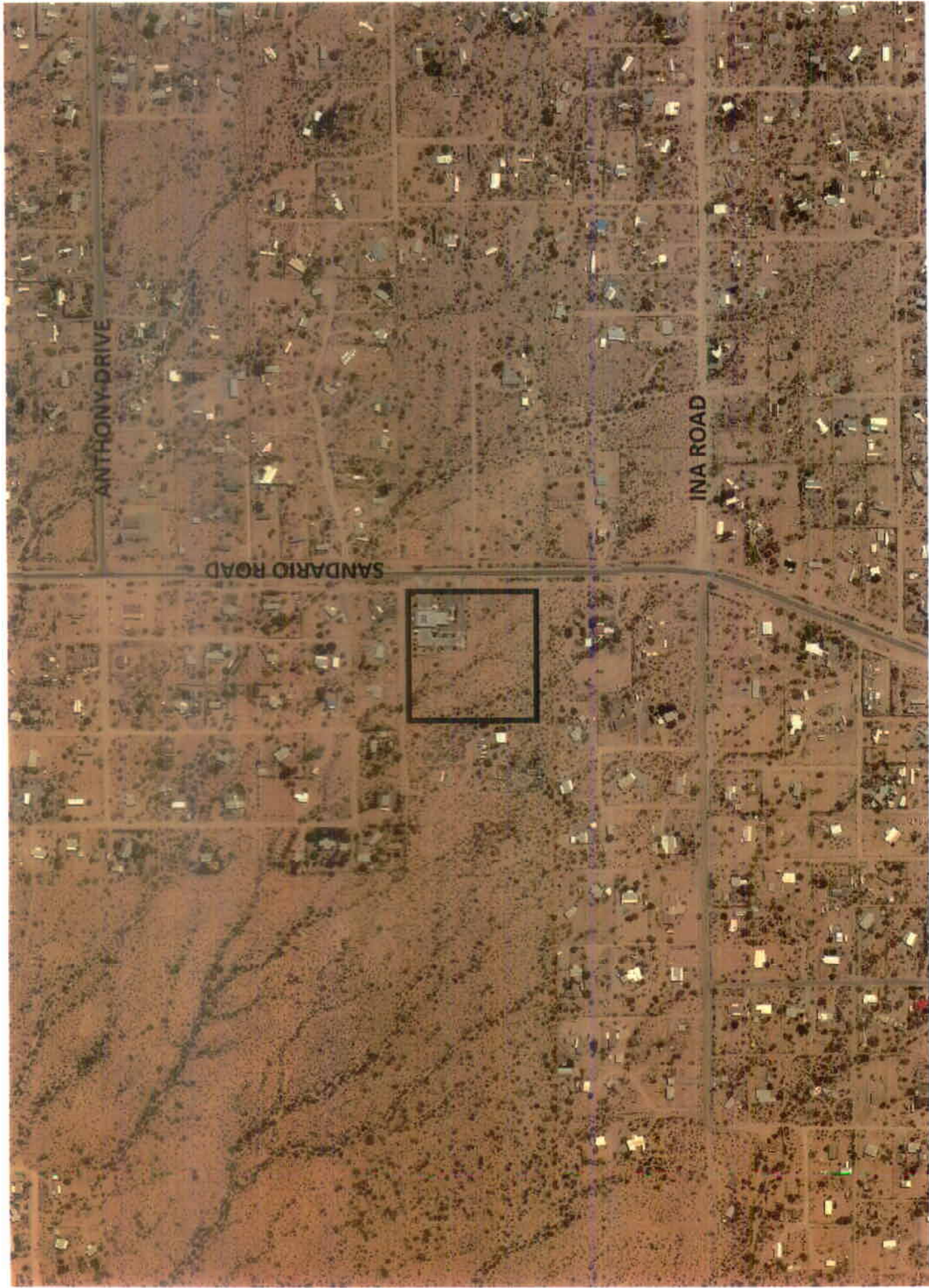
Notes TYPE III CONDITIONAL USE PERMIT - COMMUNICATION TOWER

Tax codes 215-35-003A

Date 02/05/13  
Drafter DS

File no. P21-12-020  
PICTURE ROCKS VOLUNTEER FIRE DIST  
NORTH SANDARIO ROAD

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



2012

P21-12-020 PICTURE ROCKS VOLUNTEER FIRE DISTRICT — NORTH SANDARIO ROAD

TYPE III CONDITIONAL USE PERMIT



ZONING ENFORCEMENT DIVISION  
201 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, Arizona 85701-1207  
(520) 740-6675

**APPLICATION FOR COMMUNICATION TOWER CONDITIONAL USE PERMIT**

OWNER: Picture Rocks Fire District PHONE: 520-682-7878

ADDRESS: 7341 N. Sandario Road CITY: Tucson ZIP: 85743

APPLICANT (if not owner) AT&T MOBILITY CORPORATION C/O FM GROUP INC - Tim Burmer

PHONE: (602) 277-7877 X226

ADDRESS: 15974 North 77<sup>th</sup> Street CITY: Scottsdale ZIP: 85260

PROPERTY ADDRESS: 7341 N. Sandario Road, Tucson, AZ 85743 ZONE: GR-1 Rural Residential

TAX CODE(S): 215-35-003A

LEGAL DESCRIPTION: See Attached Exhibit "A"

TOWNSHIP, RANGE SEC.: 33, 12, 11E

BASE MAP: \_\_\_\_\_ LOT DIMENSIONS: approx. 584' x 330' LOT AREA: 8.86 Acres

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : WIRELESS COMMUNICATIONS FACILITY

CONSISTING OF A 10' EXTENSION OF AN EXISTING 91'-3" MONOPOLE (PROPOSED 101'-3") WITH GROUND

SHELTER WITHIN AN APPROXIMATE 500 SF LEASE AREA.

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

REFER TO THE INCLUDED "SUPPLEMENTAL INFORMATION" REQUIRED FOR COMMUNICATION TOWER REQUESTS.

ESTIMATED STARTING DATE: JUNE 2013 ESTIMATED COMPLETION DATE: SEPTEMBER 2013



**THE FOLLOWING DOCUMENTS ARE REQUIRED:**

1. Preliminary Development Plan
  - a. 5 copies are needed for Type I (\$887.00 zoning fee)
  - b. 10 copies are needed for Type II (\$1631.00 zoning fee)
  - c. 10 copies are needed for Type III (\$2089.00 zoning fee)  
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.**



\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
November 30, 2012

\_\_\_\_\_  
Date

\_\_\_\_\_  
TIMOTHY D. BURMER

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
(602) 277-7877

\_\_\_\_\_  
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: TDB

**OFFICE USE ONLY**

Case #: P21-12-026

Case Title: Picture Rocks Volunteer Fire District - North Sandida Rd

Type: III

Fee: ✓

Receipt Number: ✓

Hearing Date: 1/30/13

Notification Area: 1000

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.**

**EXHIBIT "A"**

PARCEL NO. 1:

The North half of the Southeast quarter of Lot 8, Section 33, Township 12 South, Range 11 East of the Gila and Salt River Base and Meridian, Pima County, Arizona;

EXCEPT any portion lying within Sandario Road according to Book 8 of Road Maps, page 18, records of Pima County, Arizona.

PARCEL NO. 2:

The South half of the Southeast quarter of Lot 8, Section 33, Township 12 South, Range 11 East of the Gila and Salt River Base and Meridian, Pima County, Arizona;

EXCEPT any portion lying within Sandario Road according to Book 8 of Road Maps, page 18, records of Pima County, Arizona.



**B163/ 7341 N. Sandario Road, Tucson, AZ**

**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*

**The proposed Wireless Communication Facility (WCF) will consist of a 101'-3" top of structure (115' 4" top of antennas) monopole tower with shelter.**

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

**The tower will comply with all FAA, FCC, and other applicable regulations.**

3. *Possibilities of camouflage.*

**The proposed tower will be an existing monopole extension. The existing monopole is not camouflaged.**

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.)*

**The proposed structure is an unmanned Wireless Communication Facility (WCF) comprised of a 101' 3" monopole with shelter.**

**Included with this submittal are propagation maps which shows the significant gap in coverage which will continue to exist if this site is not built.**

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.)*

**Alternative sites that were explored, including utility poles were not able to meet RF goals. Within our search ring, there were TEP power poles that were unable to either be replaced or did not have the required ground space for the associated equipment. Other commercial uses were also investigated, but due to their proximity to residential, this site was considered the least obtrusive. This location also provides the best coverage for AT&T's objectives in this area of Pima County.**

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.)*

**This is a co-location on an existing monopole. This was the best possible site with the least obtrusive impact, pursuant to the Pima County zoning ordinance.**

7. *Possibilities for more, shorter towers*

**Additional shorter towers are not a practical solution to resolve the coverage gap. The surrounding area has significant topographical variation which significantly reduces the effectiveness of shorter structures. In addition, there are a limited number of parcels within the area that are suitable for placing a WCF.**

8. *Provisions for tower removal.*

**Because this is a collocation site that will likely serve the Picture Rocks Fire Department for some time, the tower will not likely be removed if AT&T discontinues their use.**

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

**Since the proposed WCF is a monopole, opportunities for co-location by other carriers is possible.**

10. *Government contracts with the wireless provider.*

**Yes.**



November 26, 2012

**Subject: Pima County Wireless Communication Facility Zoning Process  
Neighborhood Meeting Notification  
Proposed Site Address: 7341 North Sandario Road, Tucson, AZ**

Dear Neighbor:

FM GROUP INC on behalf of AT&T Mobility Corporation is preparing a zoning submittal for a new Wireless Communications Facility (WCF) to meet the growing demand for wireless service in the area and to accommodate the most current technology. The proposed WCF is to be located at the Picture Rocks Fire Station, 7341 North Sandario Road, Tucson, AZ. As required by the Pima County Zoning Ordinance, this letter is sent to you to give you an opportunity to review and discuss the plans for the WCF prior to the formal zoning submittal.

The proposed site consists of increasing the height of the existing Fire District owned communication tower by approximately 10' to accommodate AT&T's antenna. AT&T's radio equipment will be housed in a pre-fabricated equipment shelter located on the West side of the existing fire station building.

A neighborhood meeting will be held **Wednesday, December 12th, at 5:30 PM**. The location for the meeting will be the **Picture Rock Community Center, 5615 N. Sanders Rd, Tucson, Arizona 85743**.

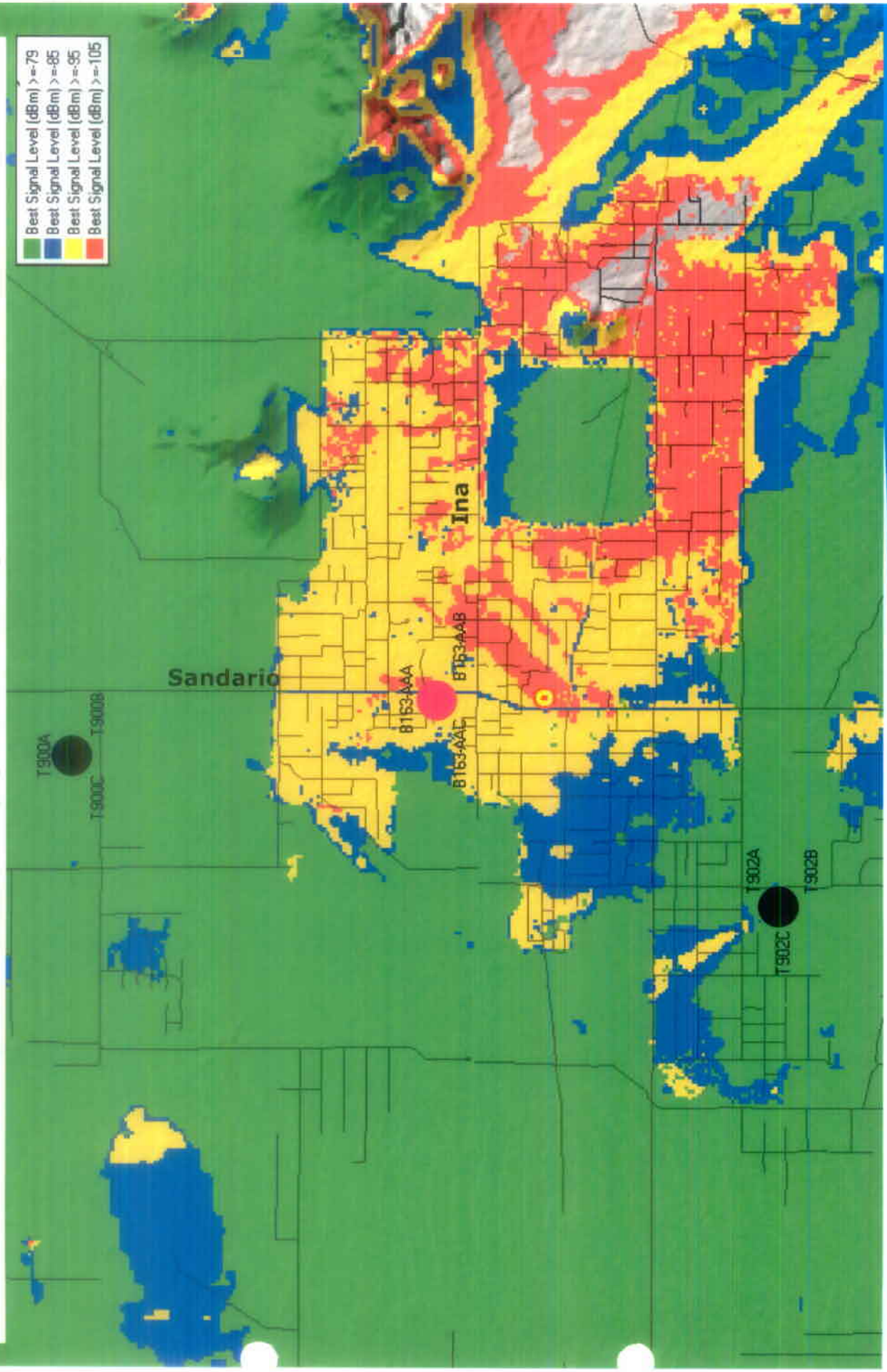
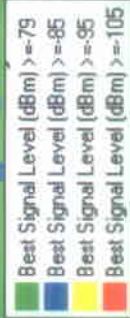
I look forward to meeting and discussing this project with you. Should you have any questions regarding this matter, please don't hesitate to contact me at (602) 481-4535.

Sincerely,  
**FM GROUP INC**

A handwritten signature in black ink, appearing to read "Timothy D. Burmer", followed by a horizontal line.

Timothy D. Burmer  
Site Acquisition Manager

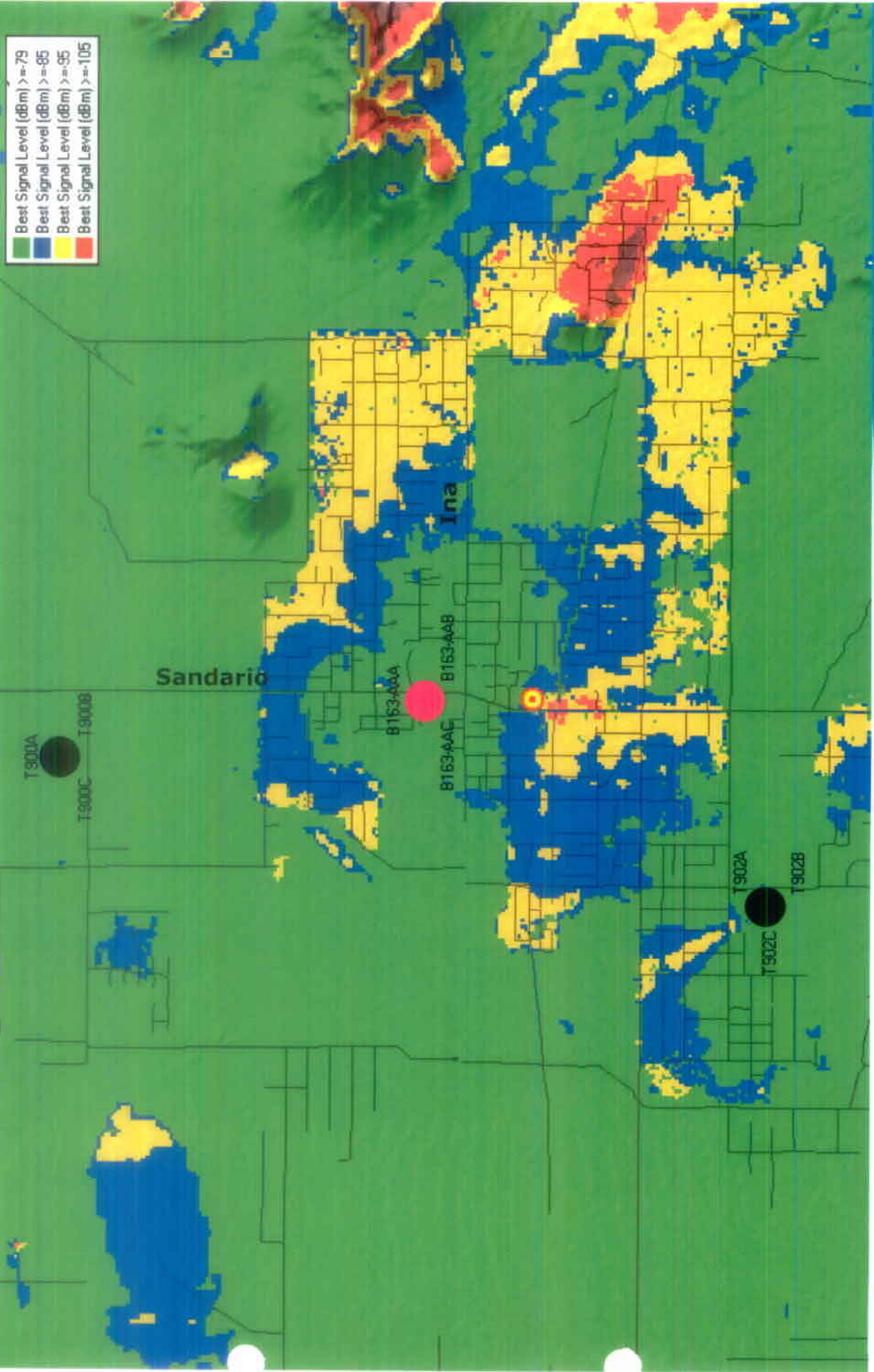
# ATT indoor coverage prediction map (without B163)



© 2006 AT&T Knowledge Ventures. All rights reserved.  
AT&T is a registered trademark of AT&T Knowledge Ventures

## ATT indoor coverage prediction map (with B163)

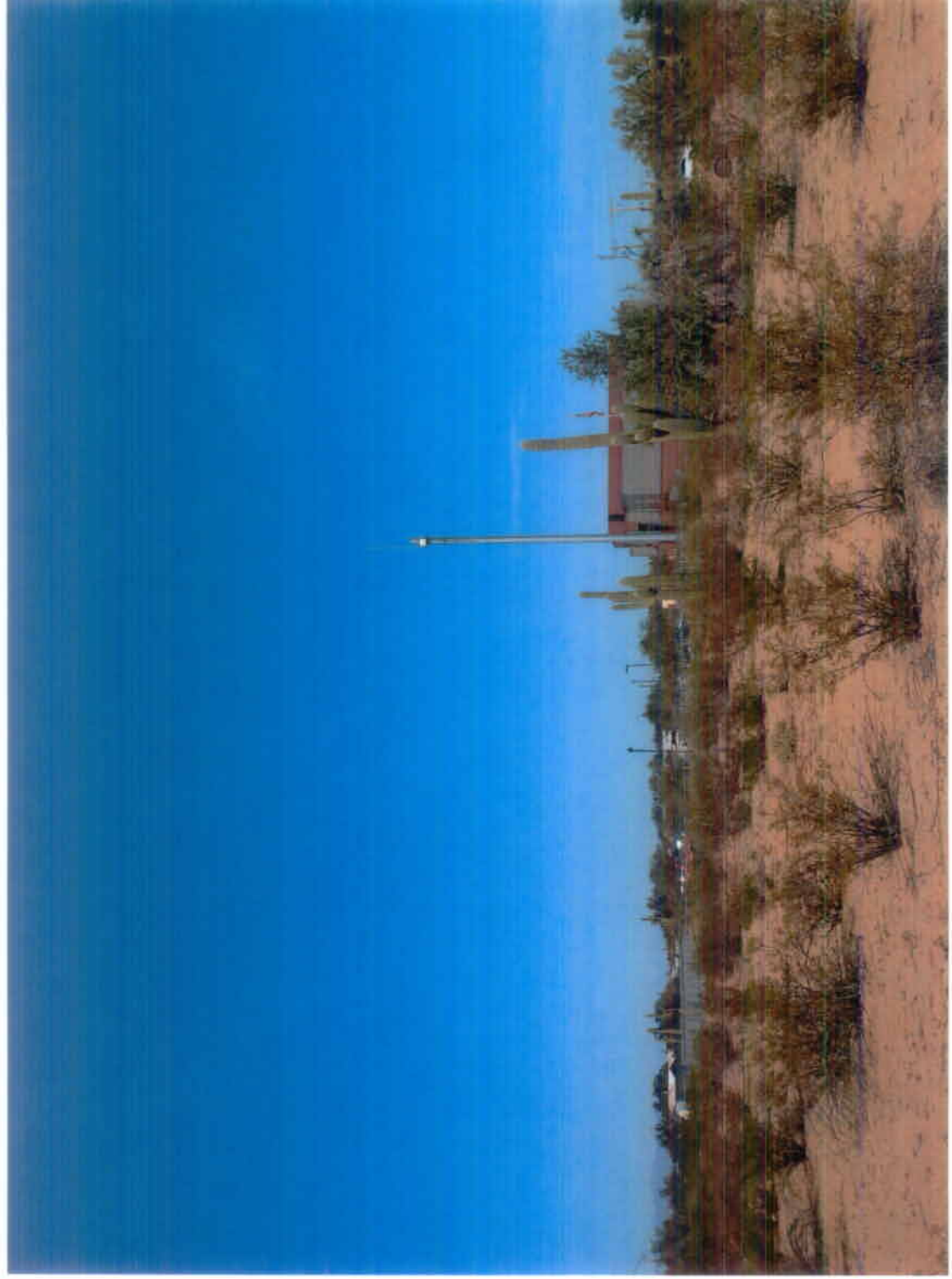
Best Signal Level (dBm)  $\geq -79$   
 Best Signal Level (dBm)  $\geq -85$   
 Best Signal Level (dBm)  $\geq -95$   
 Best Signal Level (dBm)  $\geq -105$





# AT&T SITE NO. B163-AA N. HOT DESERT TRL & INA RD.

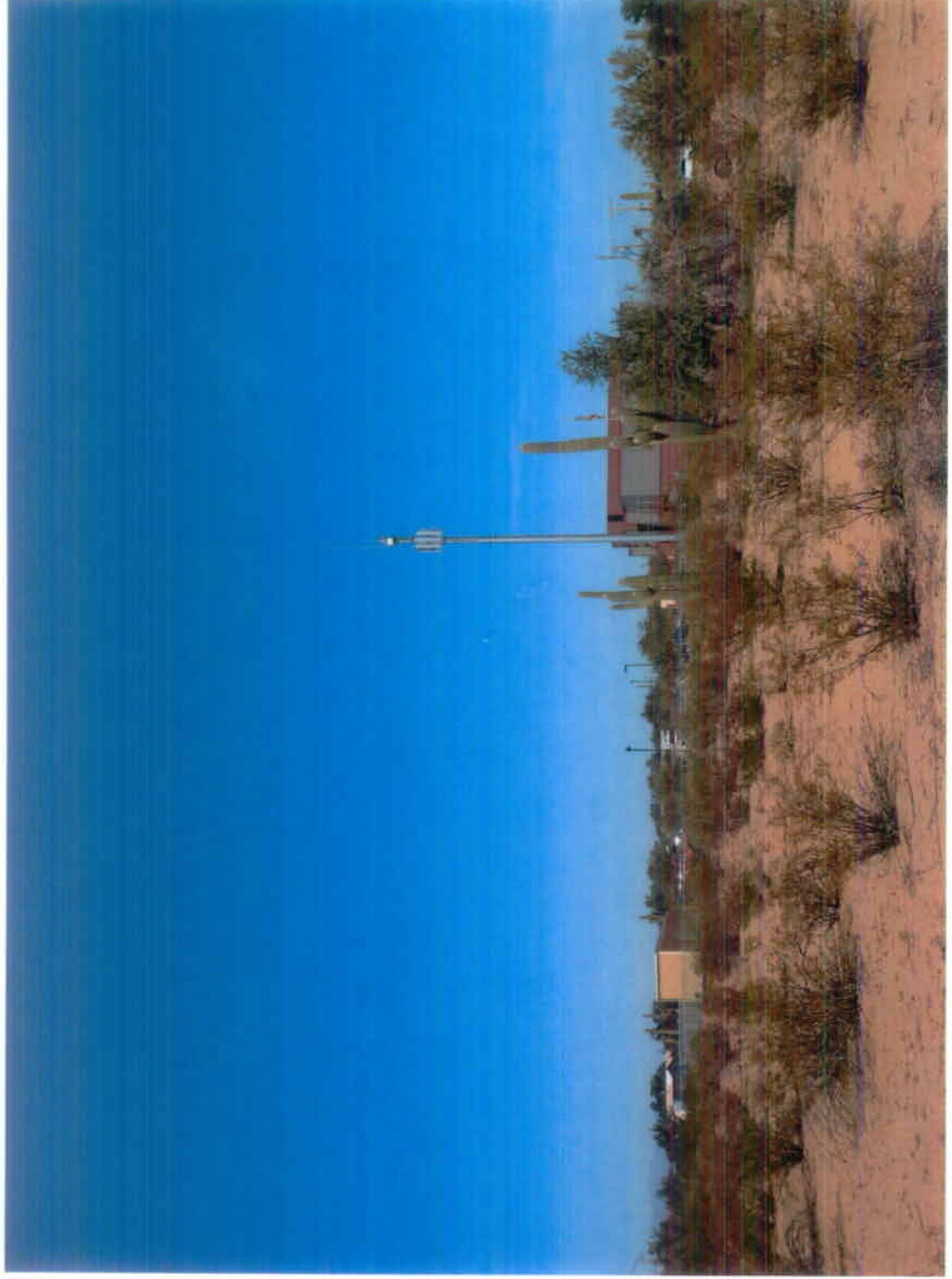
VIEW FROM THE SOUTH  
EXISTING CONDITIONS



PROJECT # 12-248  
DATE: 12.06.2012

# AT&T SITE NO. B163-AA N. HOT DESERT TRL & INA RD.

VIEW FROM THE SOUTH  
NEW CONDITIONS



PROJECT # 12-246  
DATE: 12.06.2012

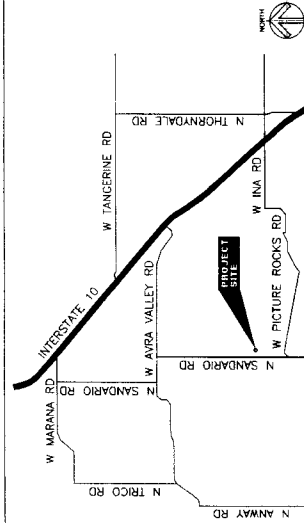


**SITE NUMBER: B163-AA**  
**SEARCH RING: N. HOT DESERT TRL & INA RD**  
**CANDIDATE NAME: PICTURE ROCKS FIRE DIST. STATION 1**

**PROJECT INFORMATION**

OWNER: PICTURE ROCKS FIRE DISTRICT  
SITE ADDRESS: 7341 N SANDARIO ROAD  
TUCSON, AZ 85745  
APN: 215-35-00A  
JURISDICTION: TUCSON  
ZONING: CR-1  
LEASE: AT&T MOBILITY  
EXISTING USE: 9870 COUNTY POLICE/FIRE DEPARTMENT FACILITY  
PROPOSED EQUIPMENT: GROUND MOUNT EQUIPMENT WITH ANTENNAS ON EXISTING MONOPOLE  
OCCUPANCY: UNARMED TELECOMMUNICATIONS FACILITY  
CONSTRUCTION TYPE: VB  
ALLOWABLE AREA: 5,500 SF  
ACTUAL AREA: 500 SF  
POWER COMPANY: TEP  
TELCO COMPANY: QWEST

**VICINITY MAP**



**SITE DIRECTIONS**

- FROM THE WEST OFFICE AT: 1. HEAD SOUTH ON I-10 TOWARD BLDG AND TAKE AZ-101 LOOP W. HEADING WEST  
2. EXIT ONTO I-10 S. HEADING SOUTH  
3. EXIT ONTO INTERSTATE 10 EAST HEADING SOUTH  
4. EXIT AT 2300 MARANA AND TURN RIGHT ONTO N SANDARIO RD  
5. TURN LEFT ONTO W MARANA RD  
6. TURN LEFT ONTO W SANDARIO RD  
7. TURN LEFT ONTO W INA VALLEY RD  
8. TURN RIGHT ONTO N SANDARIO RD  
9. TURN RIGHT ONTO N SANDARIO RD

**SITE QUALIFICATION PARTICIPANTS**

NAME	COMPANY	NUMBER
MICHAEL T. FRIES	FM GROUP INC	602-277-7877
JAMES WESS	FM GROUP INC	520-360-1523
ODDUR CELIK	AT&T WIRELESS	480-515-7009
KATHY STEWART	PICTURE ROCKS FIRE DISTRICT	520-682-7878

**PROJECT SUMMARY**

- INSTALLATION OF AN EQUIPMENT SHELTER WITH TELECOMMUNICATION EQUIPMENT MOUNTED ON A CONCRETE PIERS.
- INSTALLATION OF AN ANTENNA ARRAY 3 SECTIONS, 3 ANTENNAS PER SECTOR ON AN EXISTING MONOPOLE.
- INSTALLATION OF UNDERGROUND COAXIAL CABLE FROM EQUIPMENT TO EXISTING TOWER.
- AN UNDERGROUND 200A ELECTRICAL SERVICE FROM POWER COMPANY'S POC TO EXISTING TOWER.
- AN UNDERGROUND TELEPHONE SERVICE FROM TELCO COMPANY'S POC TO HOFTMAN BOX AT NEW UTILITY BACK.
- EXISTING OWN ANTENNA HEIGHT: 104'-0"
- EXISTING MONOPOLE HEIGHT: 91'-3"
- PROPOSED POLE HEIGHT WITH EXTENSION: 101'-3"
- PROPOSED MONOPOLE HEIGHT: 101'-3"
- PROPOSED TOP OF AT&T ANTENNA: 89'-0"
- PROPOSED AT&T ANTENNA RC HEIGHT: 85'-0"
- EXISTING LATITUDE: 32° 20' 18.6295" N
- EXISTING LONGITUDE: 111° 13' 02.2149" W
- EXISTING ELEVATION: 2176.60'
- EXISTING MAGNETIC DECLINATION: 1140088

REV	DRAWING INDEX
1	25736-625-01NVAZ B163AA-1-1 TITLE SHEET
2	25736-625-02NVAZ B163AA-2-1 OVERALL SITE PLAN
3	25736-625-03NVAZ B163AA-3-1 ENLARGED SITE & EQUIPMENT PLAN
4	25736-625-04NVAZ B163AA-4-1 ELEVATION
5	25736-625-05NVAZ B163AA-5-1 DETAILS

DESIGN PACKAGE BASED ON RF DATA SHEET DATE STAMPED 11/05/2012 VERSION 1-B-1

**REDLINE DRAWING REVIEW**

NAME (PRINT)	SIGNATURE	DATE
GENERAL CONTRACTOR - CONFIRM ACCURACY OF THESE REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
FIELD COORDINATOR - VERIFY INSTALLATION PER REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
ENGINEERING - Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant		

FM GROUP INC  
15974 N. 77TH STREET  
SUITE 100  
SCOTTSDALE, AZ 85260  
Phone: (602) 277-7877  
Fax: (602) 277-8288  
Project Number: 12-246



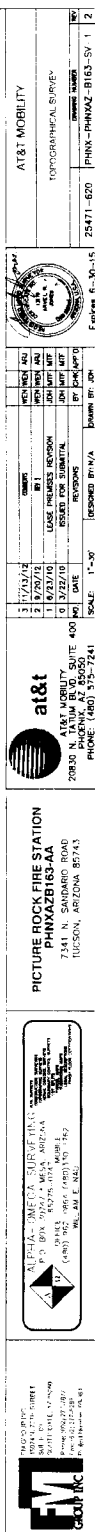
20830 N. TATUM BLVD. SUITE 400  
PHOENIX, AZ 85024  
PHONE: (480) 915-1921

PICTURE ROCKS FIRE DIST. STATION 1  
PHNXAZB163-AA  
7341 N. SANDARIO ROAD  
TUCSON, AZ 85745

**AT&T MOBILITY**

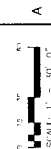
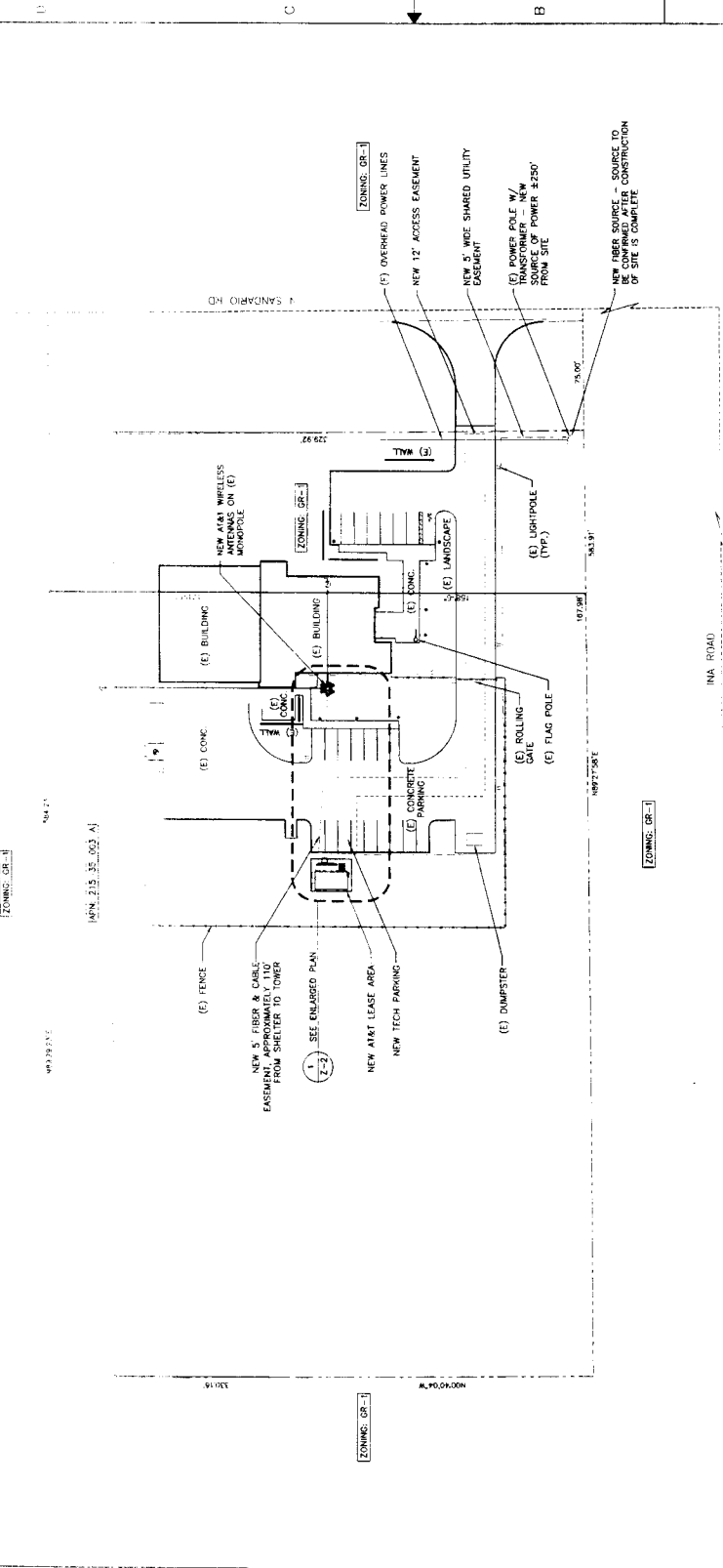
DATE	BY	REVISION
25736-625	PHNXAZ-B163AA-1-1	0





**GENERAL NOTES**

1. DIMENSIONS ARE OVERALL OR TO STRUCTURE
2. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SURVEY FOR PROPERTY DIMENSIONS, EXISTING RECORDS AND FIELD SURVEYS AND RECORDS



OVERALL SITE PLAN  
SCALE: 1" = 30'-0"

 <b>FM GROUP INC.</b> 1400 N. 7TH STREET SUITE 100 SCOTTSDALE, AZ 85260 Phone: (602) 277-7877 Fax: (602) 277-9288 Project Number: 12-246	<b>PICTURE ROCKS FIRE DIST. STATION 1</b> PHNXAZB165-AA 7341 N. SANDARIO ROAD TUCSON, AZ 85743	 <b>at&amp;t</b> AT&T MOBILITY SUITE 400 20830 N. SANDARIO ROAD PHOENIX, AZ 85050 PHONE: (480) 515-7421	 CITY OF TUCSON PLANNING DEPARTMENT 200 N. GADSDEN AVENUE TUCSON, AZ 85701 PHONE: (520) 795-1234	<b>AT&amp;T MOBILITY</b> OVERALL SITE PLAN 25736-625 PHNXAZ-B165AA-Z-1 0	
				25736-625 PHNXAZ-B165AA-Z-1 0	





