

AGENDA MATERIAL

DATE 4/18/23 ITEM NO. RA 38

RE: P22CU00013 WOLVERTON – S SIERRITA MOUNTAIN ROA

I am here today to support my sister Ms Richardson and the other area residents who have voiced their concerns to me. I became involved with this issue while working at my sisters house when a neighbor only 10 days ago came over and asked if we knew about this tower going in right next to my sisters house. WE DID NOT !This last weekend I stood at the entrance where residents turn onto W SCOTLAND STREET and spent 2 hours Friday and 5 hours Saturday speaking to residents handing out an information letter about how they can email their concerns to the Board. I handed out 60 of these letters and not one resident I talked to was aware of this cell tower going in their neighborhood area. I did my due diligence and I'd like to quote passages from Pima County Codes Ordinances:

18.07.030 Land Use Regulations:

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

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; **which this tower is not**

3. Application procedures:

e. The **minimum notification area** for communication towers requiring a conditional use permit hearing is **one thousand feet in the IR zone or the (Infrared Radiation Zone)** Why are they called this **because** these towers are emitting energy – electro-magnetic fields of radiofrequency radiation.

6. Communication Tower Notice Permitting Process.

c. **Notice to owners of affected properties.**

1) The zoning inspector shall mail notice of the application, including a site plan and photo simulation, to property owners within one thousand feet for requests in RH, GR-1, SR and SR-2 zones,

18.97 030 *Procedures and requirements.*

D. Permit Hearing Procedure Types.

4. Type 3 procedure: Public hearings by the planning and zoning commission and board of supervisors, with a minimum notification area to include owners of property within one thousand feet of the subject property if existing zoning of the subject property is RH, GR-1, SR or SR-2.

E. Public Notice.

1. A minimum of fifteen days prior to a hearing, the planning and development services department shall provide notice by:

- a. Posting of the subject property to be considered at the hearing; and ~~X~~
- b. Mailing written notice to all property owners within the applicable notification area;

18.07.030 COMMUNICATION TOWERS

b. Mailing written notice to all property owners within the applicable notification area;

REAL ESTATE **Applicants letter , by their attorney Jacob Maskovich, dated April 14,2023 concerning Community Outreach ..I Quote

Vertical Bridge sent notices to all residents within 1,000 feet of the proposed site for a community meeting, and Vertical Bridge held a virtual community meeting on March 31, 2023. From my understanding this letter was dated March 24th, postmarked March 27 with meeting being held March 31. Four community members attended. There are 34 properties in the notification zone. My sister being one of them received no notice as did not several of the residents within this zone that I spoke to.

To date There has been NO neighborhood meetings with area residents!!

Applicants letter, by their attorney, dated April 14 states "While none of the community residents have provided any particular data on this communication tower negatively impacting their property values, there have been national studies that establish that proximity to a wireless communication tower does not negatively affect property values sighting a study by Valbridge Property Advisors.

The National Institute for Science, Law and Public Policy's survey Labeled "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability" was completed by 1,000 respondents. The survey, which circulated online through email and social networking sites, in both the U.S. and abroad, sought to determine if nearby cell towers and antennas, would impact a home buyer's or renter's interest in a real estate property. The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.

My personal experience as a real estate agent and Broker for the last 25 years **is many Buyer's are skeptical because of the potential health risks and the impact on property values.** Should investors buy residential property near cell phone towers? The answer seems to have two parts: Are they safe, and do they hurt property values? Just seeing people protest their looming presence provides at least anecdotal evidence that cellphone towers are an issue to potential buyers.

For Buyer's planning to buy a home in the near future, consideration of cellular phone infrastructure nearby is very important. It ranks right up there with schools and other positives and negatives about the neighborhood.

In fact, in my experience there are 3 things People are concerned with most...schools, crime and predators and the closeness to High Voltage transmission lines and cell towers.

These towers are a disclosure that must be made on a SPDS.

These call companies come, install their towers, and leave. They really do not care about your community or the effect installation will have on it.

F T S D S

Please, if put yourself in the shoes of the constituents who are there, and the bottom line is just simply you can't support the proposal given the negative visual impact, the impact to property values and area resident health concerns.