



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: July 5, 2016

**Title:** P16CU00004 PIMA COUNTY – S. HOUGHTON RD. - TYPE III CONDITIONAL USE PERMIT

**Introduction/Background:**

Proposal is to add a new communication tower. The tower is proposed at 100 feet in height and is located at the Pima County Fairgrounds.

**Discussion:**

The new tower is proposed on the Fairgrounds site. The fairgrounds has numerous vertical structures on the site. The tower is to over 1000 feet to the closest property line.

**Conclusion:**

The new tower will provide coverage in the area. In addition, Pima County will have the opportunity to use the structure for County usage.

**Recommendation:**

The Pima County Hearing Administrator and the Planning and Zoning Commission recommend approval subject to standard and special conditions.

**Fiscal Impact:**

None

**Board of Supervisor District:**

- 1
- 2
- 3
- 4
- 5
- All

Department: Pima County Development Services - Planning Telephone: 520-724-6675

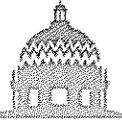
Department Director Signature/Date: [Signature]

Deputy County Administrator Signature/Date: [Signature] 6/14/16

County Administrator Signature/Date: [Signature] 6/14/16

PIMA COUNTY DEVELOPMENT SERVICES





**PIMA COUNTY**

DEVELOPMENT SERVICES

**TO:** Honorable Ray Carroll, Supervisor, District #4

**FROM:** Chris Poirier, Planning Official   
Public Works-Development Services Department-Planning Division

**DATE:** June 13, 2016

**SUBJECT:** P16CU00004 PIMA COUNTY – S. HOUGHTON RD.  
(Conditional Use – Type III – Communication Tower)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 5, 2016** hearing.

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**REQUEST:** Conditional Use – Communication Tower

**OWNER:** Pima County (Pima County Fairgrounds)  
11300 S. Houghton Rd.  
Tucson, AZ 85747

**AGENT:** Insite Inc (Christine Tucker) on behalf of Verizon Wireless  
2035 E. Gondola Ln.  
Gilbert, AZ 85234

**DISTRICT:** 4

**STAFF CONTACT:** Tom Drzazgowski

**PUBLIC COMMENT TO DATE:** As of June 13, 2016, staff has received no public comment.

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

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** APPROVAL WITH STANDARD AND SPECIAL CONDITIONS. (7-1; Commissioner Holdridge voting nay; Commissioners Neeley and Membrilla being absent)

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The subject property is located outside the Maeveen Marie Behan Conservation Land System.

TD/ar  
Attachments

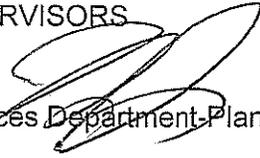
**BOARD OF SUPERVISORS MEMORANDUM**

Subject: P16CU00004

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**FOR JULY 5, 2016 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department Planning Division 

**DATE:** June 13, 2016

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**TYPE III CONDITIONAL USE PERMIT**  
**COMMUNICATION TOWER**

**P16CU00004 PIMA COUNTY – S. HOUGHTON RD.**

Request of Christine Tucker with Insite Inc (on behalf of Verizon Wireless), on property located at 11300 S. Houghton Rd, in the RH Zone, for a conditional use permit for a communication 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 vote 8-1, to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioner Holdridge voting nay; Commissioners Neeley and Membrilla being absent). The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 4)

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**Planning and Zoning Commission Public Hearing Summary (April 27, 2016)**

The Planning & Zoning Commission hearing on this case took place on April 27, 2015. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public attended the hearing to speak on the matter.

Issues explored at length by the Commission included: 1) a discussion of the communal values, if any, that would be furthered by this cell tower and by cell towers in general; 2) questions as to the structural elements of the proposed monopole tower.



# Board of Supervisors Memorandum

P16CU00004

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## FOR BOARD OF SUPERVISORS JULY 5, 2016 PUBLIC HEARING

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** May 20, 2016

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**DOCUMENT:** P16CU00004

### CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Request of Christine Tucker with Insite, Inc. (on behalf of Verizon Wireless), on property located at 11300 S. Houghton Road, in the **RH Zone**, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 4)

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### CASE PARTICULARS

This is a Conditional Use Permit request (Type III) for a new one hundred foot (100') monopole communications tower on the grounds of the Pima County Fairgrounds property located at 11300 S. Houghton Road. The specific proposed tower site is in and amongst the Fairgrounds' main complex of exhibit buildings. The proposed Verizon Wireless antennae array will be mounted at a centerline height of seventy-five feet (75'). The proposed monopole structure allows for future, co-located wireless carriers to position their antennae array(s) above the proposed Verizon array. Given the proposed tower location and its placement within the Pima County Fairgrounds building complex, the applicant proposes no camouflage to the tower. Pima County has been fully involved in the discussions and negotiations with respect to this tower and is in support of the proposed location to address a gap in coverage that exists within and around the Fairgrounds complex.

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

The Planning & Zoning Commission hearing on this case took place on April 27, 2015. At same, the Commission heard the applicant's presentation and queried both the applicant and staff on numerous particular details of the application. No (0) members of the public attended the hearing to speak on the matter.

Issues explored at length by the Commission included: 1) a discussion of the communal values, if any, that would be furthered by this cell tower and by cell towers in general; 2) questions as to the structural elements of the proposed monopole tower.

**After discussing all of the above and closing the public hearing, the Commission voted 7-1 (motion by Commissioner Matter, seconded by Commissioner Peabody; Commissioner Holdridge voting nay; Commissioners Neeley and Membrilla being absent) to recommend APPROVAL of this CUP request to the Board of Supervisors, subject to the Hearing Administrator's 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/resultant total tower height shall be no more than one hundred feet (100').
2. The tower will be located on the property as depicted on the submitted development/site plan.
3. The tower will be camouflaged through painting it an aluminum/flat gray color.
4. The on-the-ground equipment area will be secured with six foot (6') tall chain link fencing as shown on the applicant's submitted materials.

**HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes a new one hundred foot (100') tall communications tower, leaving it a galvanized aluminum gray color. The Hearing Administrator views this as an acceptable approach, given the tower's integration into an existing Fairgrounds building complex that already has significant vertical elements via numerous light standards and utility poles. Furthermore, there are no residential land uses anywhere in close proximity to the Fairgrounds property.

**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.

A set of before and after propagation plots have been provided by the applicant to illustrate the existing coverage gap that typifies the area. The plots indicate that the existing tower is centered within a large area wherein the coverage is generally in the  $\geq -90$  dBm range. With the proposed new antennae array in place, the entire surrounding area is upgraded to the  $\geq -85$  dBm level, the best category of their rating scale.

### Comprehensive Plan Considerations

The Pima County Comprehensive Plan designates this property as *Military Airport (MA)* due to its location within the Davis-Monthan Airforce Base (DMAFB) approach-departure corridor.

This particular tower proposal has been vetted by Pima County, during its negotiations with Verizon Wireless, in full consideration of the *MA* designation and other factors and has been determined that the tower can be located as proposed without causing inconsistency with the comprehensive plan and without creating unsafe conditions for DMAFB operations.

In consideration of the above, the request is found by the Hearing Administrator to not be in conflict with the Comprehensive Plan.

### Zoning and Land Use Considerations

The subject parcel is zoned RH (Rural Homestead), as is all of the surrounding property encompassing the Fairgrounds property.

### Other Vertical Elements in the Surrounding Area

There is significant existing verticality in the immediate and surrounding vicinity in the form of numerous light standards and utility poles.

### HEARING ADMINISTRATOR'S RECOMMENDATION

After having visited the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator found the proposed **communications tower** to be an acceptable use on the subject property and within the surrounding context.

It was 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

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/resultant total tower height shall be no more than one hundred feet (100').
2. The tower will be located on the property as depicted on the submitted development/site plan.
3. The tower will be camouflaged through painting it an aluminum/flat gray color.

*Special Conditions (continued)*

4. The on-the-ground equipment area will be secured with six foot (6') tall chain link fencing as shown on the applicant's submitted materials.

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

**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 will not affect any resources essential to Pima County's biological conservation priorities; and 2) it will not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. This application proposes the construction of a new tower and equipment area on Fairgrounds property that is already disturbed by the existing buildings, parking, etc. in the immediate area. No significant impact upon native desert specimens will occur.

**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 Former Critical Habitat, nor Draft Recovery Area. This site is not located within a Priority Conservation Area (PCA) for this species.

**Western Burrowing Owl.** The subject property is not within the Priority Conservation Area (PCA) for this species.

**Pima Pineapple Cactus.** The subject property is located within an area that is within the Priority Conservation Area (PCA) for this species.

**Needle-Spined Pineapple Cactus.** The subject property is located within an area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**DEPT. OF TRANSPORTATION RECOMMENDATION**

The Department of Transportation will review this project as need be during the Development Plan process.

attachments

cc: Carmine DeBonis, Director, Development Services  
Yves Khawam, Chief Building Official  
Chris Poirier, Planning Official  
Carmine DeBonis, Chief Zoning Inspector  
Pima County, Owner  
Christine Tucker of Insite, Inc. (on behalf of Verizon Wireless), Applicant

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

**CASE:** P16CU00004  
PIMA COUNTY (FAIRGROUNDS) — S. HOUGHTON ROAD

**OWNERSHIP:** Pima County, Arizona  
(Pima County Fairgrounds Complex)

**APPLICANT:** Insite, Inc. on behalf of Verizon Wireless  
c/o Christine Tucker  
2035 E. Gondola Lane  
Gilbert, AZ 85234

**LOCATION:** On the grounds of the Pima County Fairgrounds located at 11300 S. Houghton Road. The specific proposed tower site is in and amongst the Fairgrounds' main complex of exhibit buildings.

**REQUEST:** This is a Conditional Use Permit request (Type III) for a new one hundred foot (100') monopole communications tower, with the proposed Verizon Wireless antennae array being mounted at a centerline height of seventy-five feet (75'). The proposed monopole structure allows for future, co-located wireless carriers to position their antennae array(s) above the proposed Verizon array. Given the proposed tower location and its placement within the Pima County Fairgrounds building complex, the applicant proposes no camouflage to the tower. Pima County has been fully involved in the discussions and negotiations with respect to this tower and is in support of the proposed location to address a gap in coverage that exists within and around the Fairgrounds complex.

**PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED**

"Verizon Wireless is proposing to locate a new monopole cell site on the Pima County Fairgrounds property. The proposed use of this facility is to provide coverage to the area in order to fill a significant gap that currently exists."

**PETITIONER'S STATEMENT REGARDING COMPATIBILITY**

"The use is proposed in order to fill a significant gap in cellular service at the Pima County fairgrounds and surrounding area. This site will be compatible with the fairgrounds area as there are existing light poles in the area as well as many fairground structures. There is also an existing tall flagpole in the immediate vicinity of the proposed facility."

The petitioner has provided a complete submittal package, including various supporting materials, coverage/propagation plots, before and after photo-simulations, and a development plan of the property and proposed tower facility.

## **HEARING ADMINISTRATOR'S CONSIDERATIONS**

This request proposes a new one hundred foot (100') tall communications tower, leaving it a galvanized aluminum gray color. The Hearing Administrator views this as an acceptable approach, given the tower's integration into an existing Fairgrounds building complex that already has significant vertical elements via numerous light standards and utility poles. Furthermore, there are no residential land uses anywhere in close proximity to the Fairgrounds property.

### **Wireless Service Coverage and "Gap" Considerations**

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A set of before and after propagation plots have been provided by the applicant to illustrate the existing coverage gap that typifies the area. The plots indicate that the existing tower is centered within a large area wherein the coverage is generally in the  $\geq -90$  dBm range. With the proposed new antennae array in place, the entire surrounding area is upgraded to the  $\geq -85$  dBm level, the best category of their rating scale.

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This particular tower proposal has been vetted by Pima County, during its negotiations with Verizon Wireless, in full consideration of the *MA* designation and other factors and has been determined that the tower can be located as proposed without causing inconsistency with the comprehensive plan and without creating unsafe conditions for DMAFB operations.

In consideration of the above, the request is found by the Hearing Administrator to not be in conflict with the Comprehensive Plan.

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

The subject parcel is zoned RH (Rural Homestead), as is all of the surrounding property encompassing the Fairgrounds property.

### **Other Vertical Elements in the Surrounding Area**

There is significant existing verticality in the immediate and surrounding vicinity in the form of numerous light standards and utility poles.

### 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 **communications tower** to be 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

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.

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### **Staff Commentary on Biological Impacts**

Staff has reviewed this application and finds that: 1) its approval will not affect any resources essential to Pima County's biological conservation priorities; and 2) it will not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. This application proposes the construction of a new tower and equipment area on Fairgrounds property that is already disturbed by the existing buildings, parking, etc. in the immediate area. No significant impact upon native desert specimens will occur.

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**DEPT. OF TRANSPORTATION RECOMMENDATION**

The Department of Transportation will review this project as need be during the Development Plan process.

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Carmine DeBonis, Chief Zoning Inspector  
Pima County, Owner  
Christine Tucker of Insite, Inc. (on behalf of Verizon Wireless), 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:** **P16CU00004 – PIMA COUNTY FAIRGROUNDS – S. HOUGHTON RD.  
Type III Conditional Use Permit Request for a new Communications Tower**

**DATE:** March 21, 2016

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. 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 this is a new tower request. The applicant has initiated this 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 Hearing Administrator, 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 RH (Rural Homestead).

4. *Other towers in the same zoning classification.* Other towers have previously been approved in Pima County within the same 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 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 and discussed further in the staff report; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date.
11. *Height of tower.* The proposed tower would be one hundred feet (100') tall and would be camouflaged only through its painting with an aluminum/flat gray color.
12. *Color of tower.* The tower is proposed to be an aluminum/flat gray color.
13. *Possibilities of camouflage.* See Item #12 above. No camouflaging is proposed, which is viewed by the Hearing Administrator as being acceptable for this specific location, given the tower's location in an amongst the existing complex of Fairground buildings and the presence of significant vertical structures (light standards and utility poles) in the immediate area.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* See applicant Supplemental Information response #4 and the Hearing Administrator's staff report, wherein the existing and proposed coverage characteristics are discussed. In short, the applicant asserts that a coverage gap exists within the surrounding area with respect to signal strength. This gap will be properly addressed by the installation of the proposed new antennae array.
15. *Alternative sites explored.* See applicant Supplemental Information response #5, wherein they detail the several different other potential locations that were studied.

16. *Possibilities for co-location on an existing tower.* See applicant Supplemental Information response #6, wherein they explain that certain co-location possibilities were pursued, but which were rejected for various reasons.
17. *Possibilities for more, shorter towers.* See applicant Supplemental Information response #7, wherein they state that the proposed 100' tower (with their antennae array placed at the 75' height) is necessary to meet the Verizon coverage needs.
18. *Provision for tower removal.* See applicant Supplemental Information response #8, wherein they state that they will removed their equipment upon termination of the lease with Pima County.
19. *Possibilities for this tower serving as a co-location site for other providers.* See applicant Supplemental Information response #9, wherein they state that they have agreed to build the 100' proposed tower so as to allow for co-location by Pima County and other wireless providers.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its April 27, 2016 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 April 27, 2016 meeting.
21. *Government contracts with the wireless provider.* The applicant indicates that Verizon has government contracts in force with local, state, and federal agencies.



ZONING ENFORCEMENT DIVISION  
201 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, Arizona 85701-1207  
(520) 724-6675

**APPLICATION FOR CONDITIONAL USE PERMIT**

OWNER: Pima County (Contact Mike Holmes) PHONE: 520-226-6768

ADDRESS: 130 W Congress St. CITY: Tucson ZIP: 85701

APPLICANT (if not owner) Christine Tucker on behalf of Verizon Wireless PHONE: 480-586-5180

APPLICANT EMAIL ADDRESS: tucker@insite-inc.com

ADDRESS: 2035 E Gondola Ln. CITY: Gilbert, AZ ZIP: 85234

PROPERTY ADDRESS: 11300 S Houghton Rd., Tucson, AZ 85747 ZONE: RH

TAX CODE(S): 305-01-004 N

TOWNSHIP, RANGE SEC.: 16 S, 15 E, 14

LOT DIMENSIONS: \_\_\_\_\_ LOT AREA: 46,576 sq. ft.

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) : Verizon wireless is proposing to locate a new monopole cell site on the Pima County Fairgrounds property. The proposed use of this facility is to provide coverage to the area in order to fill a significant coverage gap that currently exists.

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

The use is proposed in order to fill a significant coverage gap in cellular service at the Pima County fairgrounds and surrounding area. This site will be compatible with the fairgrounds area as there are existing light poles in the area as well as many fairground structures. There is also an existing tall flag pole in the immediate vicinity of the proposed facility.

ESTIMATED STARTING DATE: \_\_\_\_\_ ESTIMATED COMPLETION DATE: \_\_\_\_\_

**THE FOLLOWING DOCUMENTS ARE REQUIRED:**

1. Preliminary Development Plan
  - a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
  - b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
  - c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)  
 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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
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: \_\_\_\_\_

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**OFFICE USE ONLY**

Case #: \_\_\_\_\_ Case Title: \_\_\_\_\_

Type: \_\_\_\_\_ Fee: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Notification Area: \_\_\_\_\_ Sections: \_\_\_\_\_

Zoning Approval: \_\_\_\_\_

Special Conditions: \_\_\_\_\_

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**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.

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 monopole is 100' tall, and is typically galvanized metal, but can be painted upon request.*

2. Certification that tower will comply with all FAA, FCC and other applicable regulations.---- *Verizon's standard practice is to comply with all FAA, FCC and other applicable regulations, and is required to by law. It is further stated in the lease agreement between Verizon Wireless and Pima County*

3. Possibilities of camouflage. ---- *As previously mentioned, Verizon is able to paint the monopole to match the surrounding area if requested by the local Jurisdiction or the Landlord.*

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.) ---- There is currently a gap in coverage at the Pima County Fairgrounds. A new cell site would enable first responders the ability to use Verizon wireless devices when responding to emergencies at the Fairgrounds.*

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.) ----Several sites were previously explored. A TEP pole near the entrance was first sought after, however it was later determined unviable due to TEP not being able to lease the ground space for Verizon's equipment cabinets. The existing light poles at the Pima Motor Sports Park/Musselman Honda Circuit, however Pima County would not approve the tenant to sublease to Verizon. The Andrada High School was also investigated. They were interested in leasing space to Verizon, however the State gave the land to Andrada with a stipulation that the property could only be used for educational purposes, and Verizon did not fit that criteria.*

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.)---The primary objective was to provide Verizon Wireless coverage at the Pima County Fairgrounds, where there currently is none, thus creating a gap in coverage. As previously mentioned, the first candidate Verizon pursued was a TEP electric pole. Verizon was proposing to locate its antennas on the pole, with its equipment cabinet in ROW. The first power pole was to the East of the Fairgrounds entrance, in a ROW off of Houghton Rd. Another power pole was located in a ROW off of Dawn Rd, just south of the Fairgrounds. The third location investigated was an existing, very tall light pole at the Musselman Honda Circuit Raceway. In all three cases, we were not able to secure ground rights for the location of Verizon's equipment cabinets. There are no existing cell towers in the 2 mile radius surrounding the Fairgrounds.

7. Possibilities for more, shorter towers.----There is the possibility that Verizon could propose additional shorter towers in the future, to boost capacity if that ever becomes an issue. However, Verizon's current needs will be met with the proposed design of the 100' monopole, with their RAD center at 75'.

8. Provisions for tower removal.----Upon termination of the lease with Pima County, Verizon will remove its equipment and leave the premises as it was prior to installation.

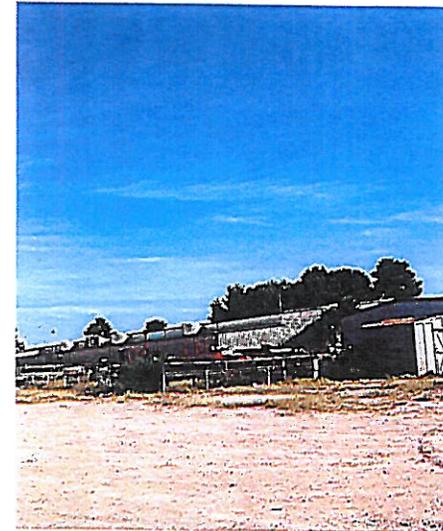
9. Possibilities of tower serving as a co-location site for other wireless providers.-----Verizon has agreed to build a 100' monopole for the purpose of allowing co-location not only with Pima County equipment, but also other carriers who may approach the County to request coverage at the Fairgrounds.

10. Government contracts with the wireless provider.-----Verizon Wireless has existing contracts with most Jurisdictions around the country for use of City/County facilities and ROW for its wireless network. In addition, Verizon also has agreements with Dept of Transportation agencies around the country, Bureau of Land Management, Forest Service, the Veteran's Administration, AZ Board of Regents, to name a few.



# TUC QUARTER MILE

11300 S HOUGHTON RD  
TUCSON, AZ 85747



PROJECT PHOTO

**verizon wireless**  
126 W. GEMINI DR. TEMPE, AZ 85283  
PHONE: (480) 777-4360  
FAX: (480) 777-4301

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### SHEET INDEX

T-1	TITLE AND INFORMATION
LS-1	BOUNDARY DETAIL
LS-2	SURVEY DETAIL
LS-3	LEGAL
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN & ANTENNA INFORMATION
Z-3	ELEVATIONS
Z-4	GENERAL EQUIPMENT INFORMATION

### PROJECT INFORMATION

LESSEE		VERIZON
JURISDICTION	PIMA COUNTY	
PARCEL NUMBER	303-01-004H	
ZONING	RH	
BUILDING CODES		2012 IRC 2011 IEBC 2012 IFC 2012 IAC
OCCUPANCY		
EQUIPMENT CABINETS	N/A	
MONOPOLE	U	
CONSTRUCTION TYPE		
EQUIPMENT CABINETS	N/A	
MONOPOLE	N/A	
LEASE AREA	875 S.F.	
POWER COMPANY	TEP	
FENCE COMPANY	COX	

### SYMBOLS

	KEYED NOTES		NORTH ARROW
	REVISION		ELEVATION MARKER
	ELEVATION NUMBER SHEET NUMBER		PROPERTY LINE
	DETAIL SECTION NUMBER SHEET NUMBER		LEASE LINE
	BUILDING SECTION NUMBER SHEET NUMBER		CHAIN LINK FENCE
	WALL SECTION NUMBER SHEET NUMBER		BROUGHT FROM FENCE

### PROJECT TEAM

CLIENT	SUBSECTOR
VERIZON WIRELESS 126 W GEMINI DR TEMPE, AZ 85283 CONTACT: NICK MARANDA PHONE: 802-390-8844	RFI CONSULTING LLC 1214 N STADEN DR TEMPE, AZ 85281 CONTACT: FRANK FOLEY PHONE: 480-445-9189

### PROPERTY OWNER

PIMA COUNTY  
120 W CONGRESS ST  
TUCSON, AZ 85701  
CONTACT: LINDA HOLMES  
PHONE: 520-228-8748

### TOWER OWNER

VERIZON WIRELESS

### DESIGNER

P+S CONSULTING LLC  
3036 N CULBERT RD  
SUITE 200-103  
MESA, AZ 85203  
CONTACT:  
STEPHEN PHILLIPS  
PHONE: 802-304-2108

### SITE ACQUISITION

BS&E, INC.  
8885 E MARANA AVE  
MESA, AZ 85209  
CONTACT:  
CHRISTINE TUCKER  
PHONE: 480-548-5180

### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE ADDITION OF EQUIPMENT CABINETS WITH EMERGENCY STAND-BY GENERATOR INSIDE A NEW COMPOUND, ALSO THE ADDITION OF (12) ANTENNAS, (12) PORTAL ROAD HEADS AND (2) 4-BOXES MOUNTED TO A NEW MONOPOLE.

### PROJECT DIRECTIONS

FROM VERIZON WIRELESS HEAD WEST ON W GEMINI DR TOWARD S ASH AVE. TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W DUNDONLIFE RD. TAKE THE 1ST LEFT ONTO S KYRINE RD. SLIGHT RIGHT TO STAY ON S KYRINE RD. CONTINUE ONTO W GEMINI HWY. SLIGHT LEFT ONTO S PINEST DR. TURN RIGHT ONTO W ELLIOTT RD. TURN LEFT TO MERGE ONTO I-10 E TOWARD TUCSON. TAKE THE HOUGHTON RD EXIT, EXIT 276. TURN RIGHT ONTO S HOUGHTON RD. TAKE RIGHT ONTO BRESNAHE ROAD AND THEN LEFT THROUGH FENCING/GATE. FOLLOW SIGNS TO ADMINISTRATIVE BUILDINGS UNTIL YOU SEE THE SITE.

### VICINITY MAP



Drawn By:	Chris	APR
SP		SCP

SITE NAME & ADDRESS:  
**TUC QUARTER MILE**  
11300 S HOUGHTON RD  
TUCSON, AZ 85747

ISSUE STATUS:

DATE	DESCRIPTION
A 12/24/13	ISSUE FOR CLIENT REVIEW
B 01/11/14	ISSUE FOR ZONING SUBMITTAL

SHEET TITLE:  
**TITLE AND INFORMATION**

SHEET NUMBER:  
**T-1**



**verizon**  
 126 W. GEMINI DR.  
 TEMPE, AZ 85283



FIELD BY: JTS  
 DRAWN BY: JTS  
 CHECKED BY: JEF

REVISIONS		
NO.	DATE	DESCRIPTION
4	01/04/15	REVISION-JTJ
3	12/07/15	FINAL-JTJ
2	11/02/15	REVISION-JTJ
1	10/27/15	PRELIMINARY



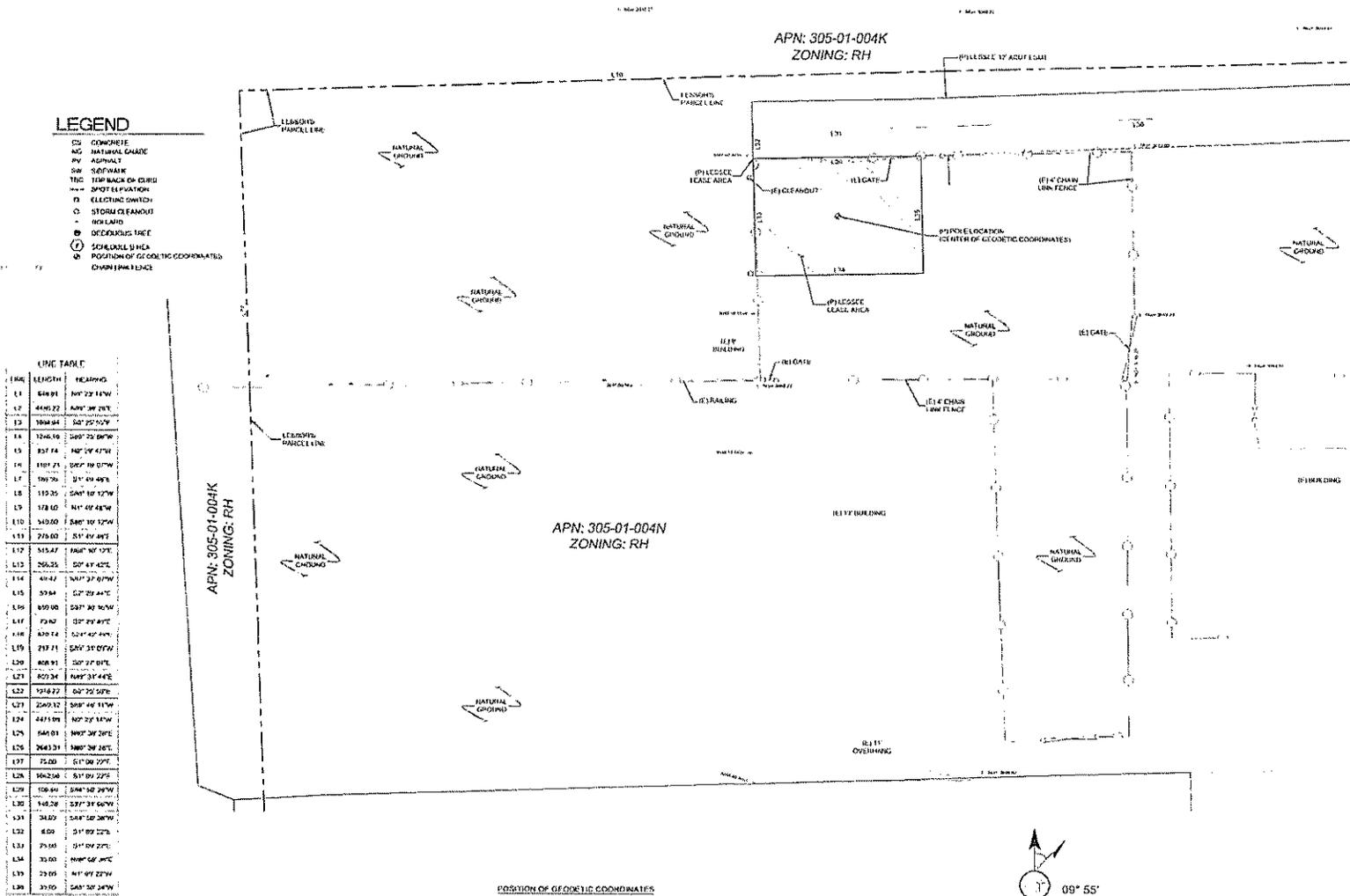
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PROJECT No  
**14003009**  
 SITE NAME  
 TUC QUARTER MILE

SITE ADDRESS  
 11300 S. HOUGHTON RD.  
 TUCSON AZ, 85747

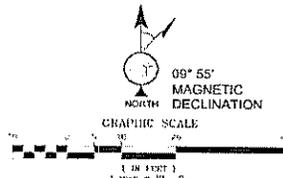
SHEET TITLE  
**SURVEY DETAIL**

SHEET NO  
**LS-2**  
 REVISION:  
**3**



LINE	LENGTH	BEARING
L1	848.91	N0°22'18"W
L2	4440.22	S00°38'28"E
L3	1804.84	S07°25'02"W
L4	1246.16	S05°25'08"W
L5	837.74	N0°07'47"W
L6	1187.24	S02°38'07"W
L7	199.70	S1°49'48"E
L8	115.25	S00°10'12"W
L9	178.60	N11°49'48"W
L10	343.00	S00°10'12"W
L11	770.60	S11°49'48"E
L12	515.47	S00°10'12"E
L13	256.25	S0°47'42"E
L14	49.47	N07°27'07"W
L15	37.84	S2°29'44"E
L16	859.00	S07°30'40"W
L17	73.62	S2°29'44"E
L18	430.14	S24°42'44"W
L19	219.71	S07°31'07"W
L20	808.91	S07°31'07"E
L21	809.34	N07°31'44"E
L22	1016.27	S07°25'58"E
L23	2240.12	S08°48'11"W
L24	4471.99	N07°25'18"W
L25	540.01	N07°30'20"E
L26	2643.31	N00°30'28"E
L27	75.00	S1°06'22"E
L28	1062.50	S11°07'22"E
L29	106.80	S00°10'20"W
L30	145.28	S37°31'56"W
L31	24.00	S00°10'20"W
L32	8.00	S11°07'22"E
L33	79.16	S11°07'22"E
L34	33.00	N00°00'00"E
L35	23.05	N11°07'22"W
L36	33.50	S00°10'20"W

POSITION OF GEODETIC COORDINATES  
 LATITUDE: 32° 03' 20" NORTH  
 LONGITUDE: 109° 47' 00" WEST  
 ELEVATION: 1000' (MEAN SEA LEVEL)





SETBACK FROM CENTER OF HOMEPOLE TO PLUMB	
SWITCHGEAR	2000'-0"
NORTH	1000'-0"
SOUTH	4000'-0"
EAST	2000'-0"
WEST	2200'-0"

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SP	SCP/SCP

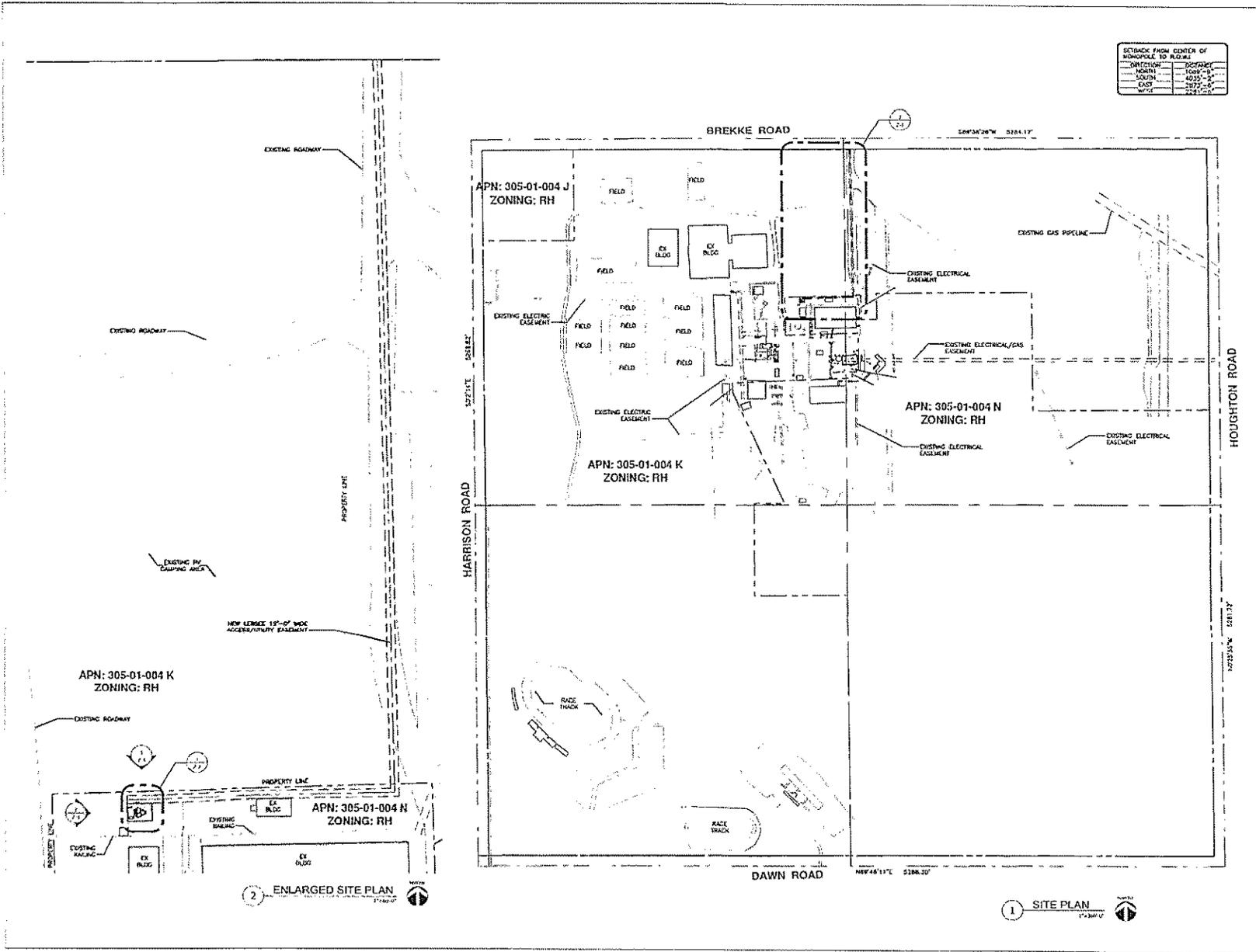
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**TUC QUARTER MILE**  
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 TUCSON, AZ 85747

**ISSUE STATUS:**

DATE	DESCRIPTION
12/04/13	ISSUE FOR CLIENT REVIEW
01/11/14	ISSUE FOR ZONING SUBMITTAL

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**Z-1**



2 ENLARGED SITE PLAN

1 SITE PLAN



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 Date: 12/11/14  
 Checked By: JAP  
 Date: 12/11/14

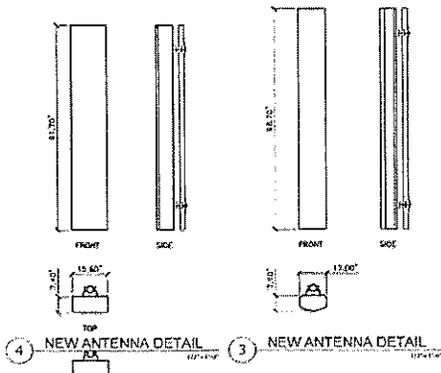
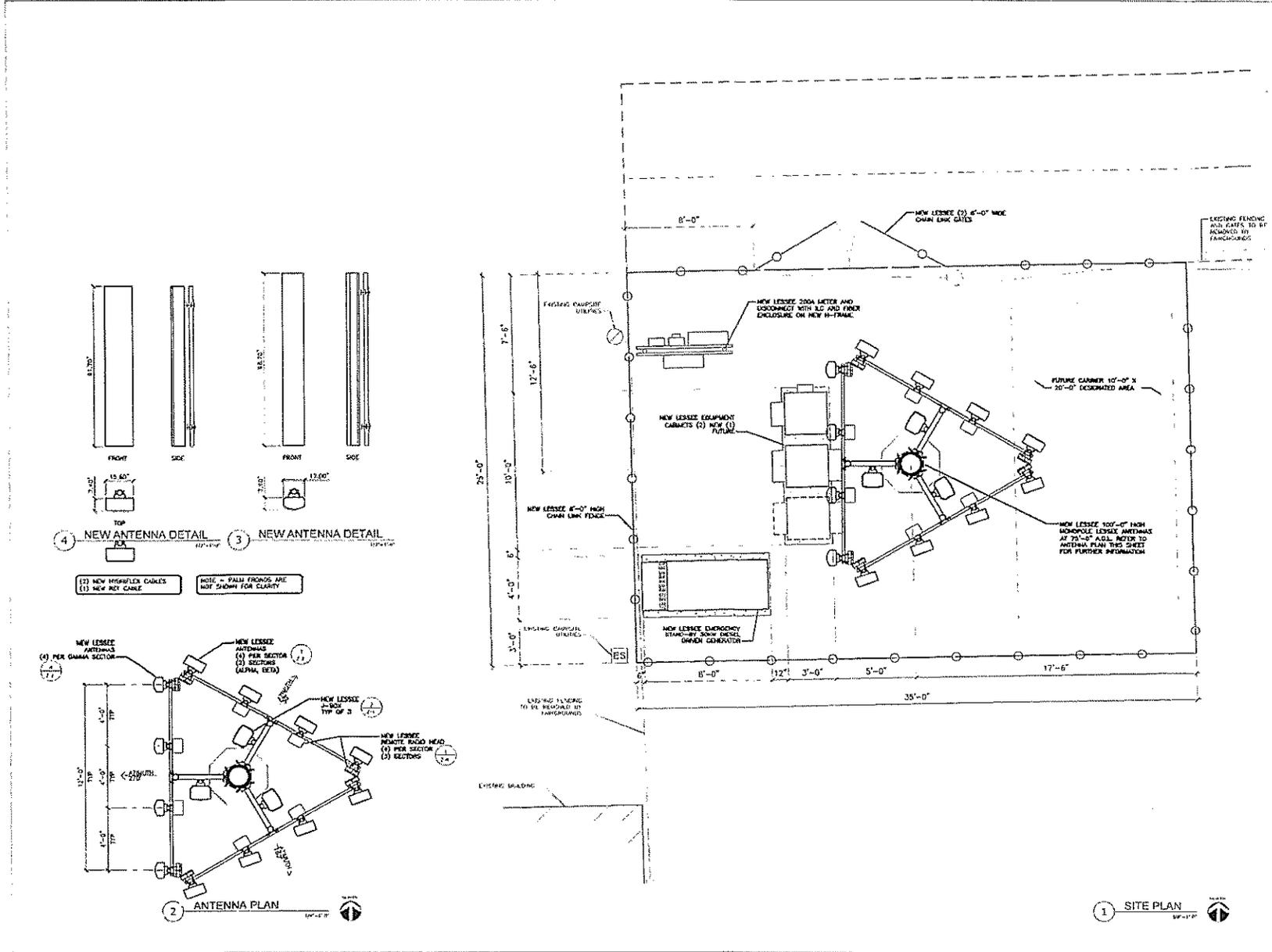
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DATE	DESCRIPTION
12/04/13	ISSUE FOR CLIENT REVIEW
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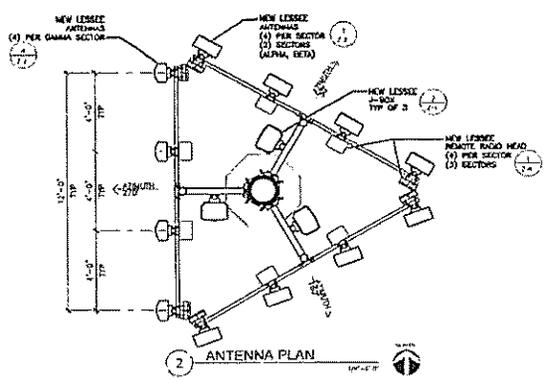
SHEET TITLE:  
**ENLARGED SITE PLAN & ANTENNA INFORMATION**

SHEET NUMBER:  
**Z-2**



(2) NEW HIGH-FLEX CABLES  
 (1) NEW REX CABLE

NOTE - WALL FRONTS ARE NOT SHOWN FOR CLARITY



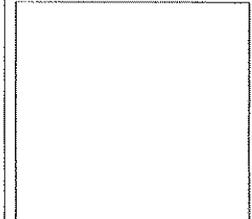
1 SITE PLAN

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 SP      SCP: SCP

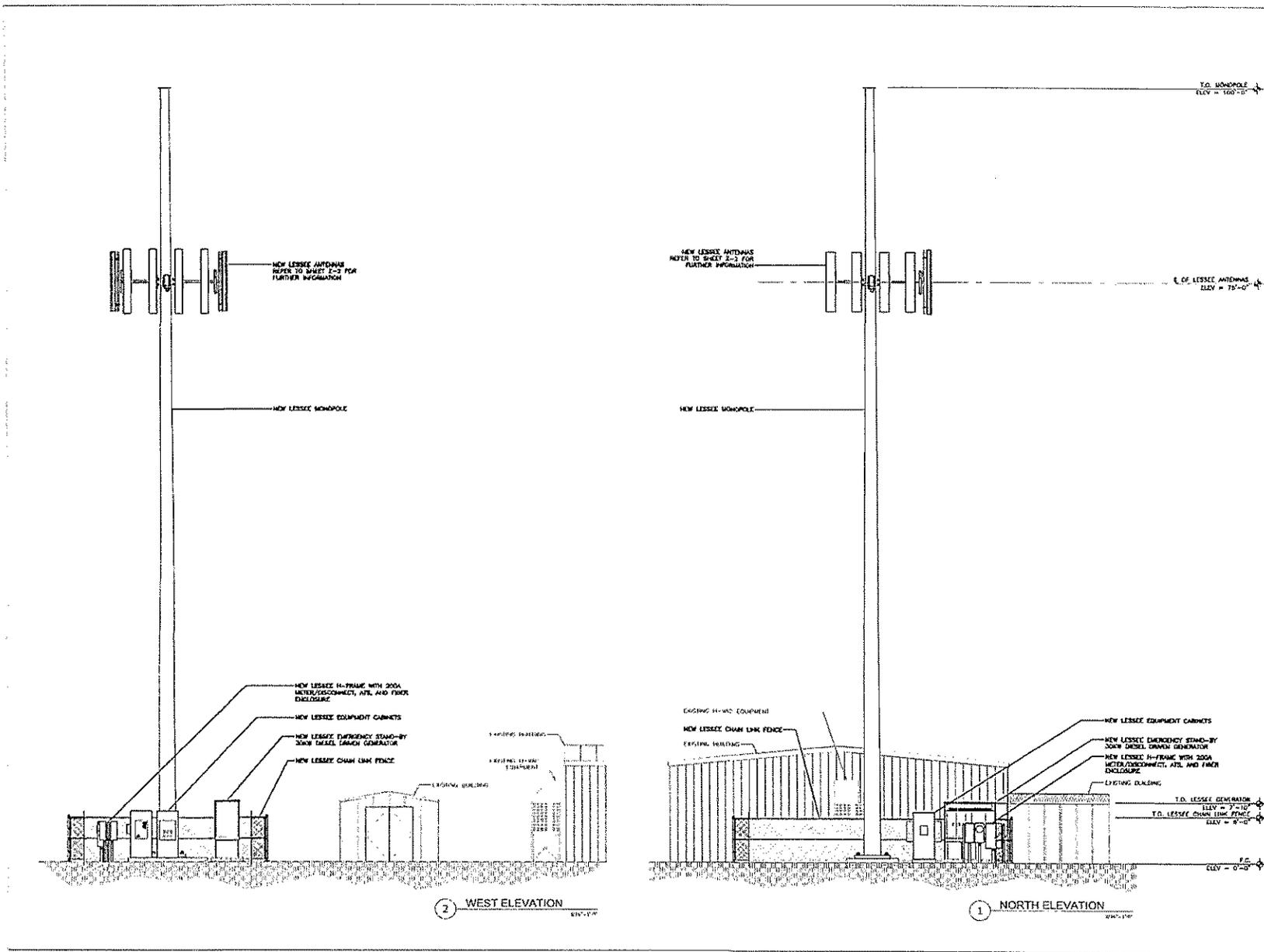
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**ISSUE STATUS:**

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0 01/11/13	ISSUE FOR ZONING SUBMITTAL

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**Z-3**



2 WEST ELEVATION

1 NORTH ELEVATION



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SP	SCP	SCP

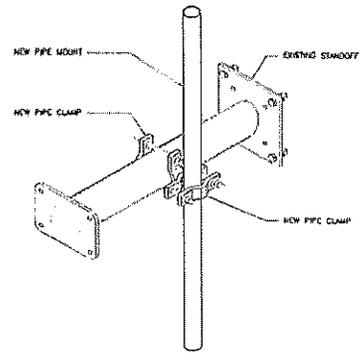
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**ISSUE STATUS:**

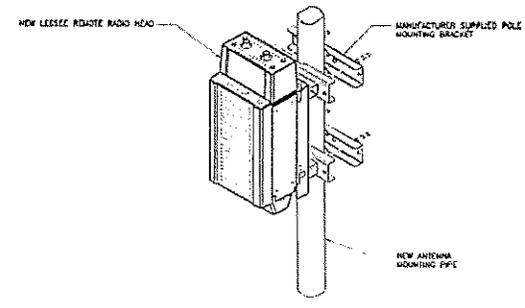
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O 01/11/11	ISSUE FOR ZONING SUBMITTAL

SHEET TITLE:  
**GENERAL EQUIPMENT INFORMATION**

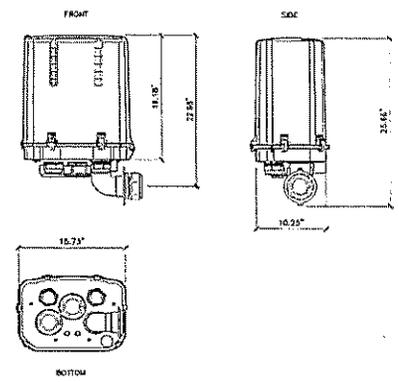
SHEET NUMBER:  
**Z-4**



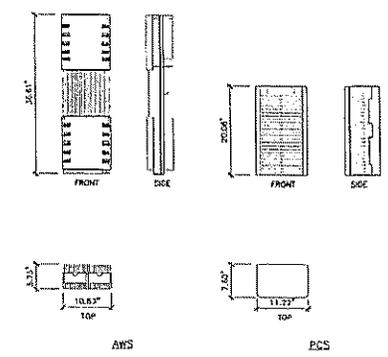
4 J-BOX MOUNTING



3 RRH MOUNTING



2 NEW J-BOX



1 NEW REMOTE RADIO HEAD(S)