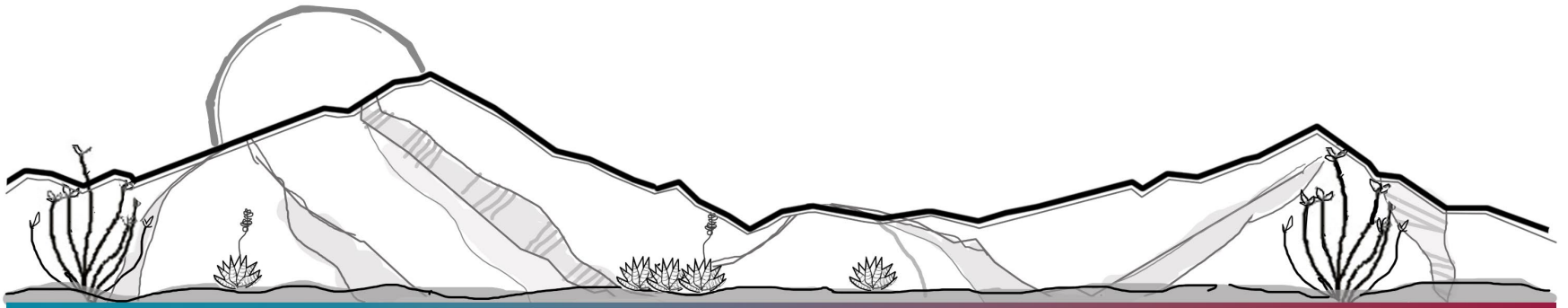


SU 22-11 (Calle Lobo Telecom)

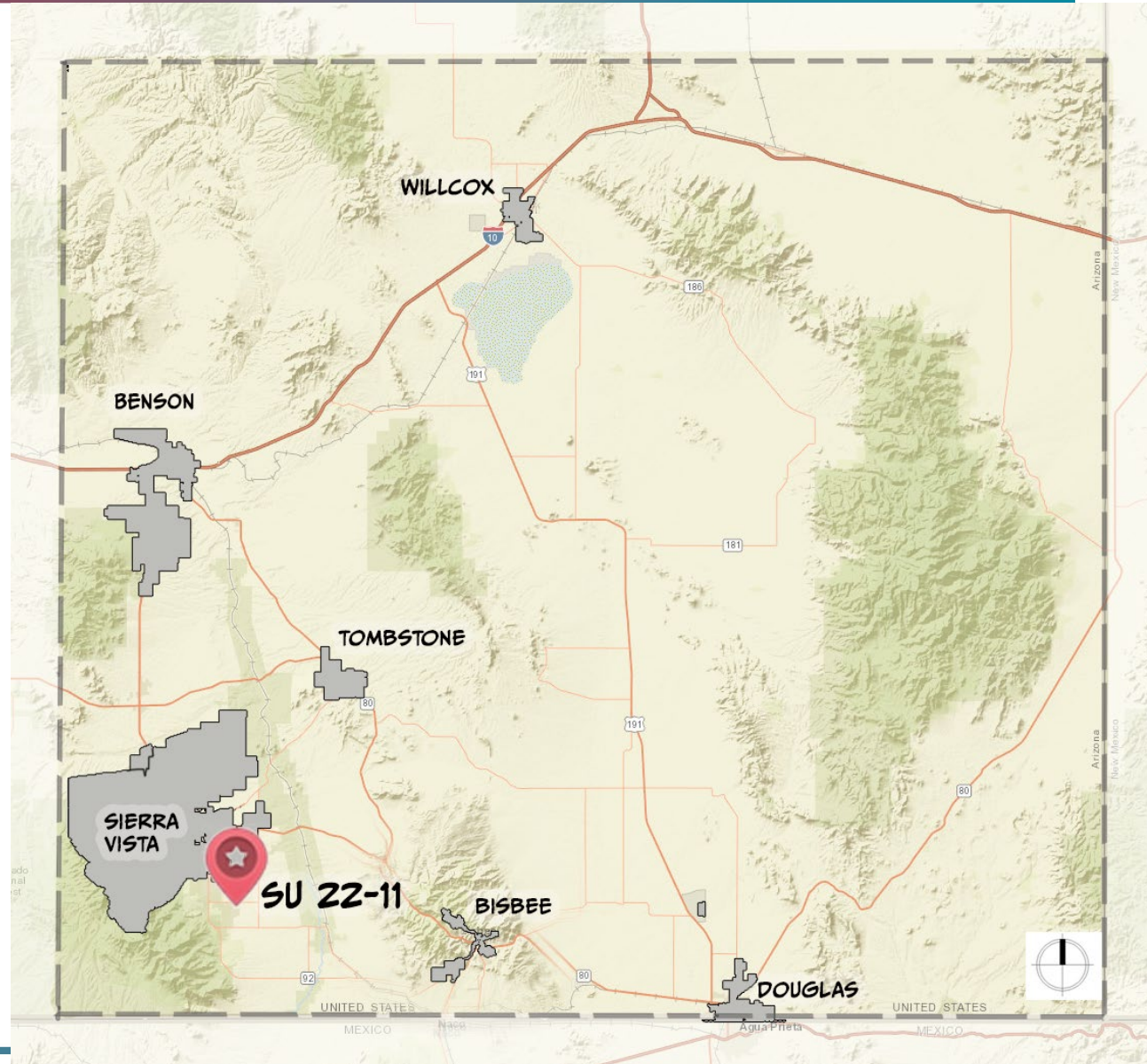
**Special Use Authorization to erect a
communications tower that exceeds 30' in height
in a Rural Zoning District**

**Planning & Zoning Commission
June 8, 2022**



DEVELOPMENT SERVICES

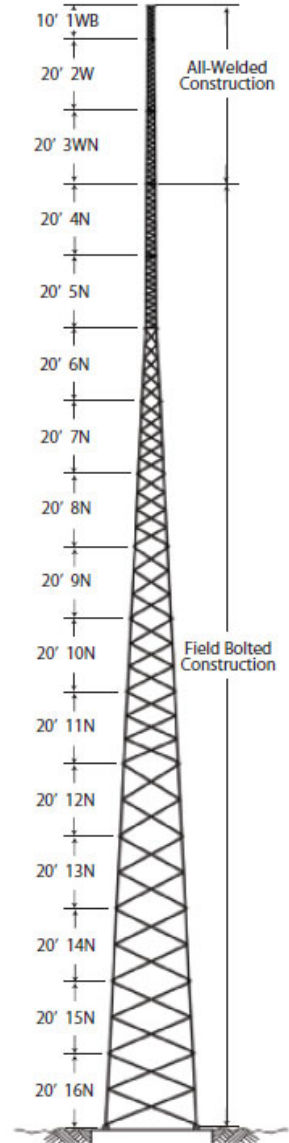
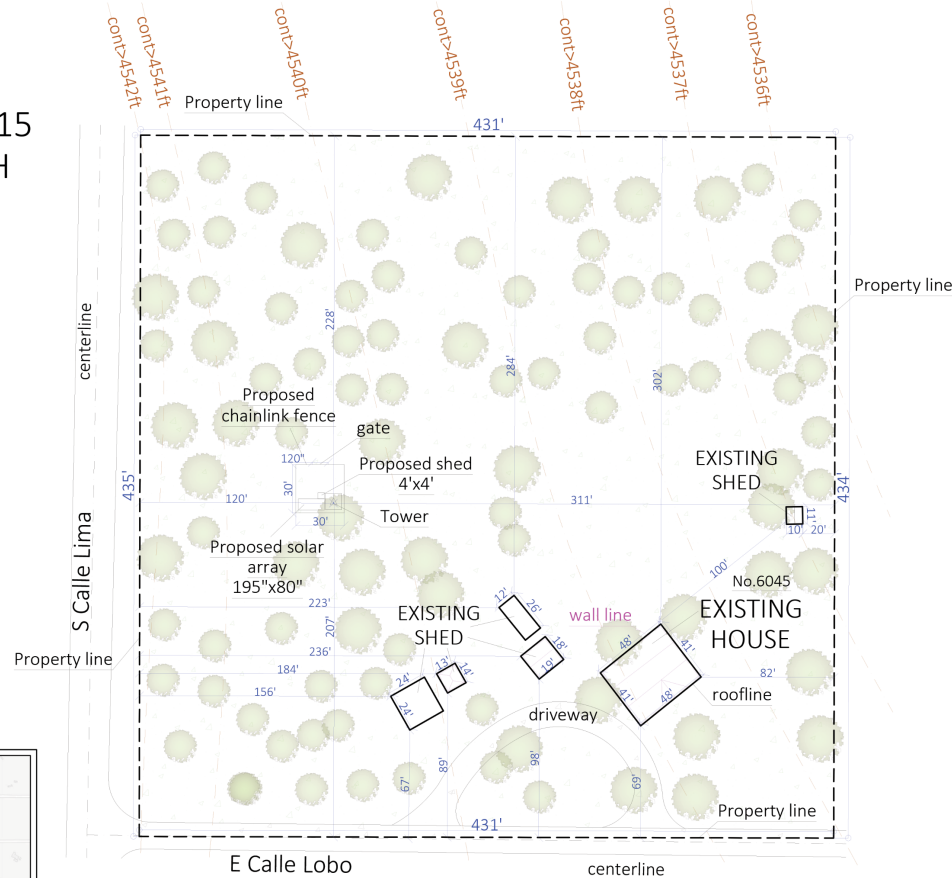
- This is a request to allow a 70' tall telecom tower
- Parcel 104-82-019H, 4.31 acres
- The Applicant is HPAZNET LLC, represented by Ben Tyler
- Used as a residence (to remain)
- Address: 6045 East Calle Lobo, Hereford



Site Plan

SITE PLAN

6045 E Calle Lobo
 Hereford, Arizona 85615
 Parcel ID: 104-82-019H
 Lot area: 4.30 Acres
 Plot Size: 11"x17"



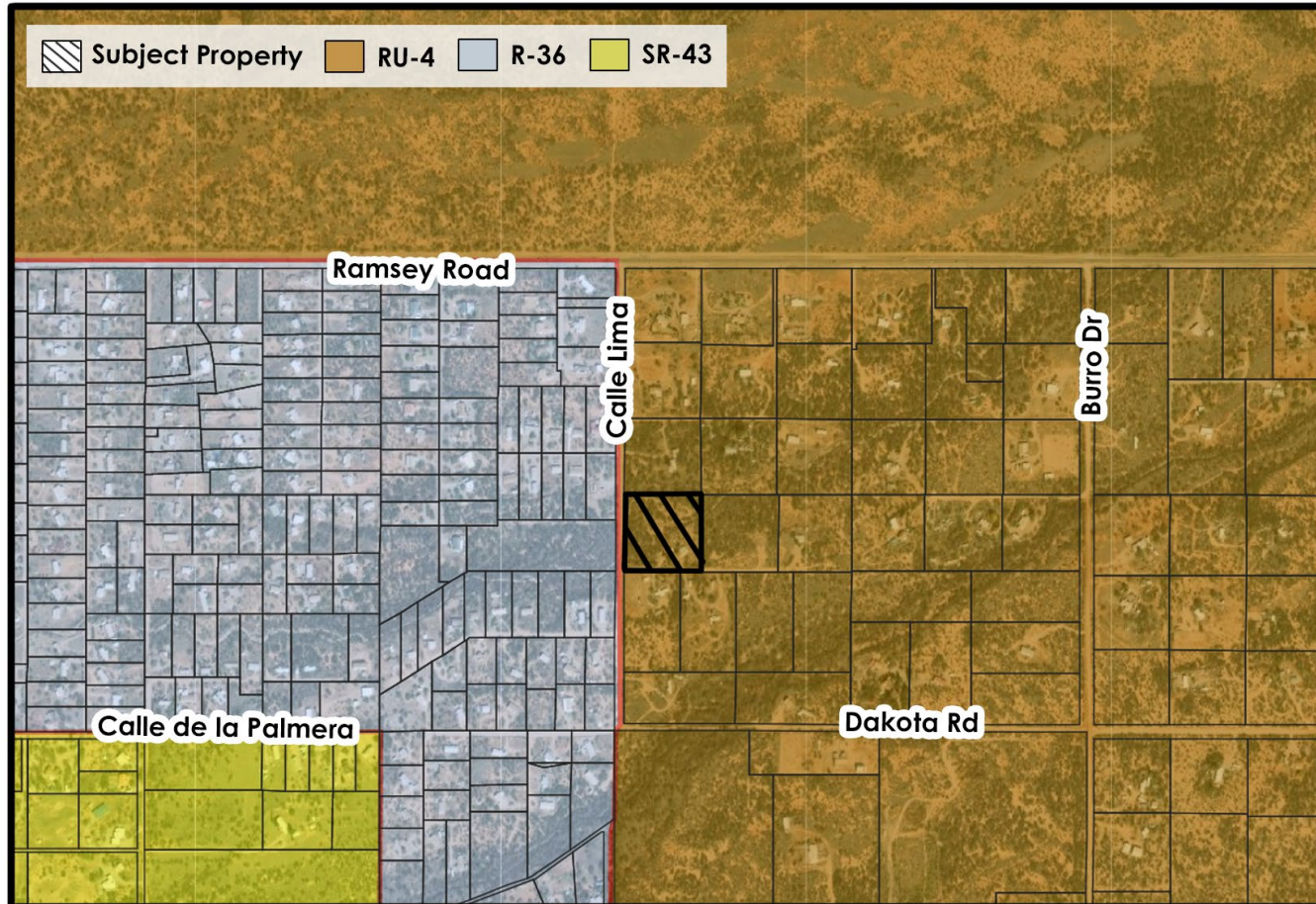
Calculating Building and Lot Coverage Percentages

Lot area: 187,308 sq.ft.
 Total building coverage (gross floor area): 3,431 sq.ft.
 New impermeable surface sq footage for proposed structures: 224 sq.ft / 187,308 sq.ft = 0.00119 = 0.1%
 Total Lot Coverage: 7,202 sq.ft.
 Lot Coverage Percentage: 7,202 sq.ft / 187,308 sq.ft = 0.03845 = 3.8%
 *Total landscape areas:

Site Photos



Zoning



Zoning
Su 22-11 (Calle Lobo Telecom)

N.T.S



Site Development Standards for Telecommunication Towers (Zoning Regulations, 1813)

- Must be designed by a Registrant licensed by the State of Arizona.
- The structure shall be designed to accommodate at least 2 providers.
- Must conform with FAA requirements regarding lighting and marking
- Must conform to with FCC technical emissions standards and licensing requirements, including radio frequency data
- Engineer must certify the tower meets minimum safety standards regarding deflection and survival specs at the proposed antenna load from potential electrical hazards
- Setbacks, from all parcel boundaries, ROW, must be equal to at least the height of the tallest structure in the facility, measuring from its base.
- No height limit for special use requests
- No noise or vibration (other than normal vehicular traffic) discernible to the unaided human senses from a neighboring residential site that exceeds:
 - 3+ minutes an hour, 7:00 a.m.-7:00 p.m.
 - 30+ seconds an hour, 7:00 p.m. - 7:00 a.m.
- A facility not operated for a continuous period 12+ months is considered abandoned.
- The owner must remove the structure within 90-days of notice by zoning inspector.



DEVELOPMENT SERVICES

There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 7 factors

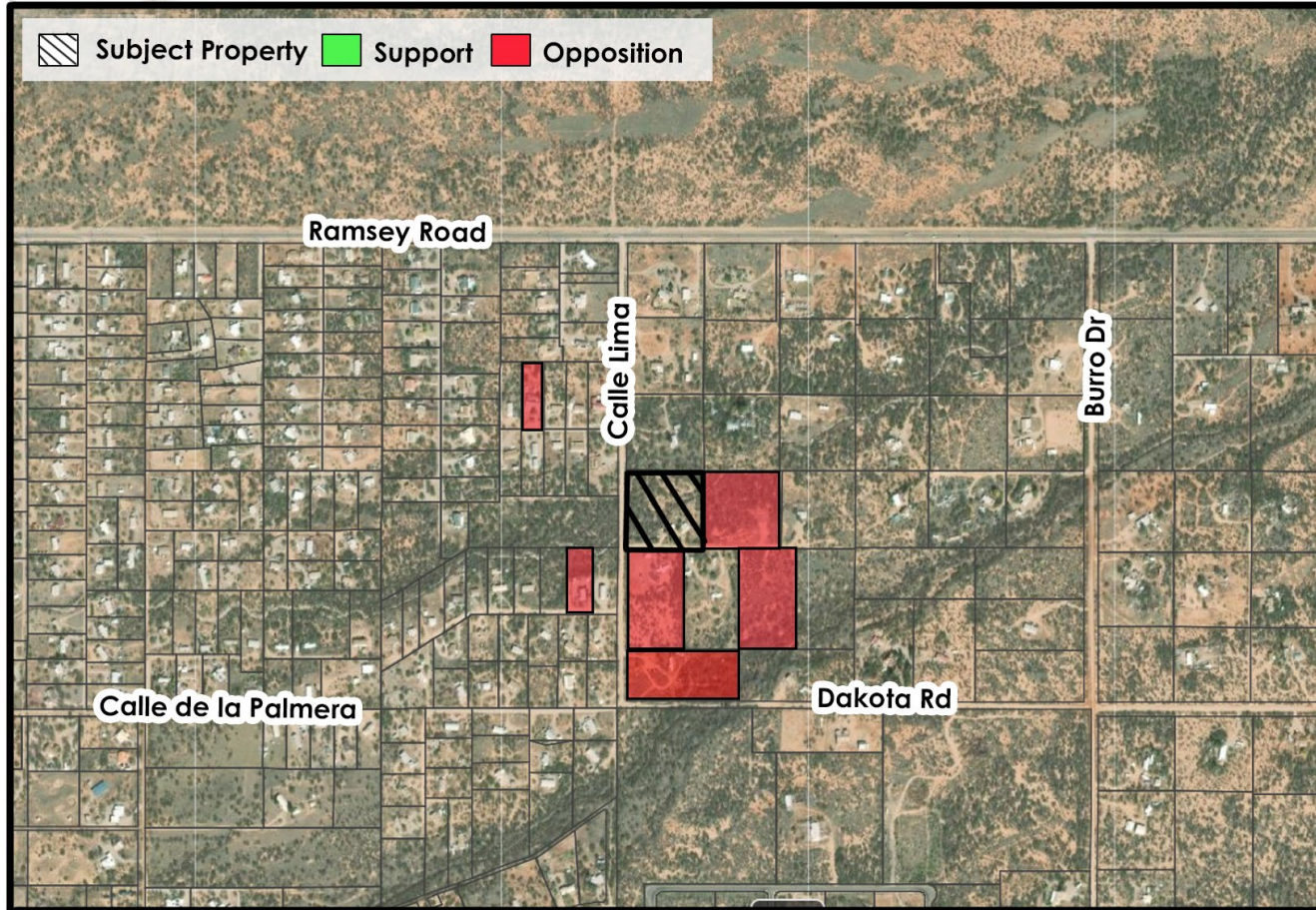
- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Development Along Major Streets
- Traffic Circulation
- Adequate Services and Infrastructure
- Significant Site Development Standards
- Offsite Impacts

Not applicable: 2 factors

- Hazardous Materials
- Water Conservation



Public Comment



Public Input
Su 22-11 (Calle Lobo Telecom)

N.T.S.



Factors in Favor of Request

1. The project complies with seven of the criteria used to evaluate special use requests, which is all the criteria applicable to this particular request; and
2. The proposed use would maintain and expand the range and quality of internet and wireless data coverage within the immediate area.
3. Structurally, the tower, as proposed, could accommodate additional equipment for other wireless providers in the future. In addition, this will replace an existing tower at 6267 Burro Drive (SU 14-16).

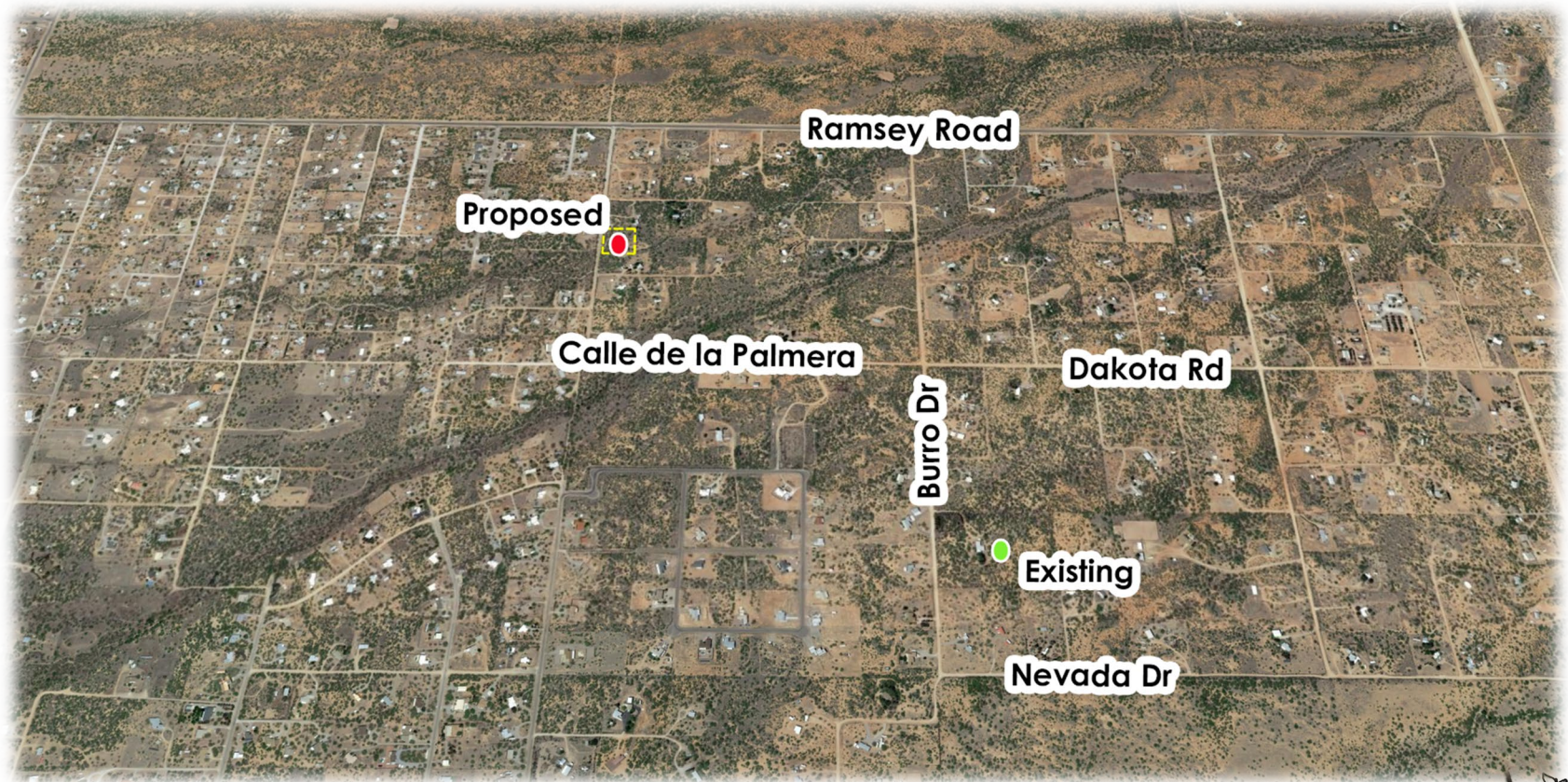


Factors Against Approving the Request

1. Visual impacts;
2. Concerns about private road wear and tear during construction/erection; and
3. Six letters of opposition were received.



Applicant Presentation/Discussion



Staff Recommendation

Docket SU 21-11, Recommend Conditional Approval

If the Commission wishes to grant approval, staff recommends the following conditions:



Recommended Conditions

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 18-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 24-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits or meet any additional conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations. The applicant shall provide all certified affidavits required by Section 1813.03 of the Zoning Regulations in conjunction with project permitting. In addition, the applicant shall file a Federal Aviation Administration (FAA) Notice of Proposed Construction at least 45 days prior to installation for any facility that meets 14 CFR Part 77 (notice criteria) or if being licensed by the FCC. The applicant shall comply with any conditions recommended by the FAA and the Federal Communications Commission (FCC);
3. Any changes to the approved Special Use shall be subject to review by the Planning Division and may require additional modification and approval by the Planning and Zoning Commission;



Recommended Conditions

4. The maximum height of the Wireless Communication Facility shall be limited to 70' ;
5. No signage, other than emergency signage, will be allowed for this wireless communications facility;
6. The facility owner shall notify the County Zoning Inspector of any proposed frequency changes;
7. The facility owner shall be responsible for maintenance in a manner consistent with the original approval of the facility, and equipment cabinets shall display a legible contact number for reporting maintenance problems to the facility owner;
8. The facility owner shall notify the county, in writing, no less than (30) thirty days prior to any planned abandonment or discontinuance of use. Should the facility owner fail to give notice, the facility shall be considered abandoned upon the County's discovery of discontinuation and receipt of notice. Within 90-calender days of receipt of notice, the facility owner is responsible for the complete physical removal of the tower and associated improvements and restoration the site to its original condition to the extent reasonably possible.
9. Following construction, the applicant shall contribute to or repair the road to preconstruction condition.



Sample Motion

Mr. Chairman, I move to approve Docket SU 22-11, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

