



Cochise County

Development Services
Planning Division

Public Programs...Personal Service
www.cochise.az.gov

APPLICATION FOR A SPECIAL USE

Applicant's Name: DakotaPro

Name of All Property Owner(s): Samantha Hammer

Applicant Mailing Address:

4003 E Speedway Blvd Ste 111 Tucson, AZ 85712

Street # Town State Zip code

Subject Property Address (if different than mailing address):

3182 W Acacia Lane Benson, AZ 85620

Street # Town State Zip code

Email Address: provisioning@dakotapro.biz

Phone Number: 520-745-3900

Tax Parcel Number: 12402006R

Current Zoning Designation: RU4

Comprehensive Plan Land Use Category/Growth Area: D

Comprehensive Plan Land Use Designation: Rural

Area Plan Designation (if applicable): N/A

Size of Property (in acreage or square feet): 4 Acres

How many acres will be cleared and developed? Less than 1/4 of an acre

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

Requesting a permit for a telecommunications tower that will provide broadband service enhancement for the surrounding community. This is important for this area since there are limited internet options.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		
Waste Disposal		

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

- Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

There is currently a single family 1 story dwelling on the property. The temporary structure is a simple tripod with a mast that contains a mix of 2 LiteAP and 1

Rocket Prism access points to provide 360 degrees of coverage. An omnidirectional antenna is connected to a second Rocket Prism. A small equipment box contains a Tycon HP-300 24v charge controller and 4 7 amp hour 12 volt batteries connected in parallel pairs, then series. An EdgePoint R6 6 port switch provides power to the two LiteAP and two Rocket Prism access points, with the AirFiber 60GHz backhaul powered via injector. 120VAC power is provided to the equipment box via a flex conduit running to the distribution box located on the north side of the home.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Temporary structure will be replaced with a proper structure with a position located roughly 30 feet north of Acacia Ln and 30 ft east of her driveway. A site walk has been completed with Mrs. Hammer to indicate our intended position. Our goals are:

- Build a new 30 ' ROHN folding tower structure with a poured concrete base
- Increase the number of access points to better serve the subscriber density
- Install short range 60GHz technology to deliver wire speed, extremely low latency connectivity to immediately local customers
- Install a new solar power delivery system with a lithium iron phosphate battery pack and bespoke charging/regulation system

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

Yes. The structure is a telecommunications tower. No additional dwellings will be built.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Once completed, we will offer residential internet/broadband services

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

We will be using reinforced concrete and galvanized steel.

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

Most of our equipment will be pre assembled at our office prior to installation.

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

Yes

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Acacia Lane

What impact will this have on the traffic volume of roads serving this subject property?

None

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

None

Does the subject parcel have site access onto a major road?

Yes No

Are you requesting any modifications or waivers from site development standards? If yes, explain.
No

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it may be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

Letters were mailed out to the neighbors. We received one response from the neighbor directly next door stating she did not want the tower out of concern that it will lower her property value. We have discussed the concern as a team and reach out to Cochise county to inquire about the impact to her property. The plans we have to build and the design of the structure were not determined to have an impact on her property value.

Describe any outdoor activity associated with your special use proposal, if applicable.
Non

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.
No

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

No

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

No

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

N/A

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

N/A

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.


Applicant Signature

11-16-22
Date

Project: J6R2 Infrastructure Redesign

Location: 3182 W. Werstlein Circle, Benson AZ, 85602
Prepared by: Luke Fulcomer

Overview:

Site

J6R2 is a single, but key distribution point located in north Mescal. The site is currently located at a somewhat topologically advantageous position for clients in the south and east directions, with somewhat degraded visibility to clients to the west and north.

This site has direct access to the community of Mescal and currently serves 63 subscribers. The area contains a potential subscriber base of approximately 150 customers.

The temporary structure is a simple tripod with approximately 10' of 2" OD IMC. The mast contains a mix of 2 LiteAP and 1 Rocket Prism access points to provide 360 degrees of coverage. An omni-directional antennal is connected to a second Rocket Prism. A small equipment box contains a Tycon HP-300 24v charge controller and 4 7 amp hour 12 volt batteries connected in parallel pairs, then series. An EdgePoint R6 6 port switch provides power to the two LiteAP and two Rocket Prism access points, with the AirFiber 60GHz backhaul powered via injector. 120VAC power is provided to the equipment box via a flex conduit running to the distribution box located on the north side of the home.

The site is fed wirelessly through a single point-to-point AirFiber link to J6R with a link capacity of 1 gigabit, which is itself fed wirelessly from CBC with a link capacity of 700mbit. The backhaul to J6R was recently updated to 60ghz, replacing a very poorly installed 5GHz AirFiber.

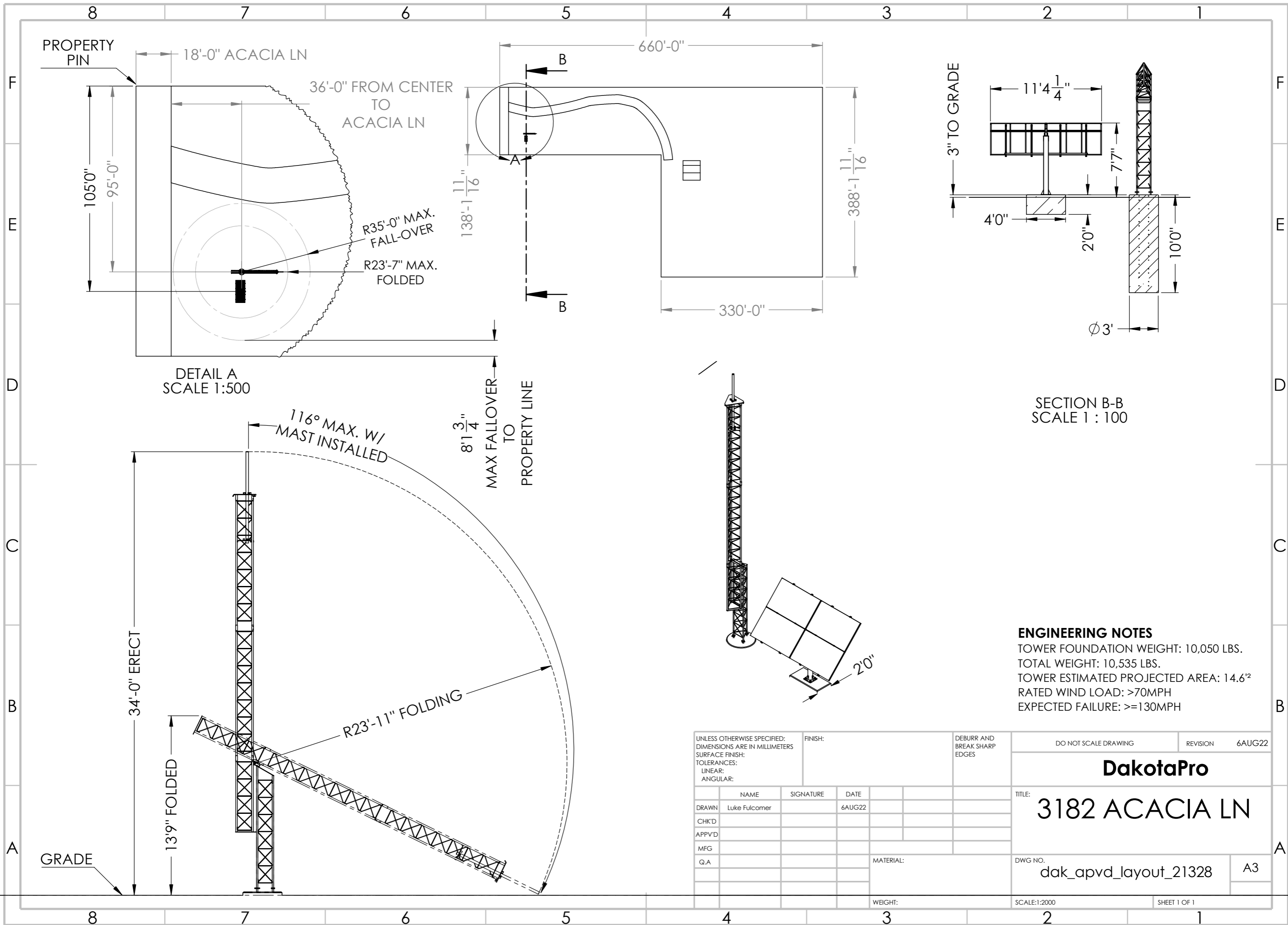
Goals

DakotaPro has a 30-year agreement allowing access to the site signed by the original owner, Grace Gogelin. This agreement has transferred to the new homeowner Sami Hammer following a recent sale. She is amicable to a proper structure with a position located roughly 30 feet north of Acacia Ln and 30 ft east of her driveway. A site walk has been completed with Mrs. Hammer to indicate our intended position.

Our goals are:

- Build a new 30' ROHN folding tower structure with a poured concrete base
- Increase the number of access points to better serve the subscriber density
- Install short range 60GHz technology to deliver wire speed, extremely low latency connectivity to immediately local customers
- Install a new solar power delivery system with a lithium iron phosphate battery pack and bespoke charging/regulation system

An additional goal associated with this project is the standardization of tower components, modules, assemblies and drawings in order to facilitate rapid deployment and repair in all current and future tower designs.



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS		FINISH:		DEBURR AND BREAK SHARP EDGES	
SURFACE FINISH:					
TOLERANCES:					
LINEAR:					
ANGULAR:					
	NAME	SIGNATURE	DATE		
DRAWN	Luke Fulcomer		6AUG22		
CHK'D					
APP'VD					
MFG					
Q.A				MATERIAL:	
				WEIGHT:	

DO NOT SCALE DRAWING		REVISION		6AUG22
DakotaPro				
TITLE: 3182 ACACIA LN				
DWG NO. dak_apvd_layout_21328				A3
SCALE:1:2000			SHEET 1 OF 1	

Radio Model	Antenna Model	Azimuth	Downtilt	Height (mounted) m	Freq Range
PrismStation5	Horn5-30	165	0	10.688	5.165-5.845 GHz unlicensed
PrismStation5	Horn5-30	195	0	10.5355	5.165-5.845 GHz unlicensed
PrismStation5	Horn5-60	120	0	10.383	5.165-5.845 GHz unlicensed
PrismStation5	Horn5-60	240	0	10.2305	5.165-5.845 GHz unlicensed
PrismStation5	Horn5-90	315	0	10.078	5.165-5.845 GHz unlicensed
PrismStation5	Horn5-90	45	0	9.9255	5.165-5.845 GHz unlicensed
wAP 60Gx3	180 degree internal	0	0	9.773	57.05-71.00 GHz unlicensed
wAP 60Gx3	180 degree internal	180	0	9.6205	57.05-71.00 GHz unlicensed

From: [Provisioning](#)
To: [Kirschmann, Robert](#)
Cc: provisioning@dakotapro.biz
Subject: Re:[## 76310 ##] Follow Up On Permit Request
Date: Wednesday, December 21, 2022 1:41:23 PM

CAUTION: EXTERNAL EMAIL*

Dear Mr. Kirschman,

We are requesting a modification to the Development Standard based on the following:

The standard applied in Section 1813.02.B doesn't take into consideration that fixed wireless is different than cellular. Cellular companies all have different licensed frequencies, so co-locating on towers is technically feasible and is common practice. However, in the fixed wireless industry, we all use the same unlicensed frequencies. The FCC has only allocated a few such frequencies so there are not that many to choose from. If another carrier tried to co-locate on a fixed wireless tower, their use would significantly interfere with the 1st company's use. Consequently, fixed wireless providers do not typically co-locate or share towers. Our towers are not high enough for cellular use, so a cell company would not be interested in co-locating on a fixed wireless tower either.

For these reasons, we request an exemption from the co-location requirement. In actuality, we suggest Section 1813.02.B be modified to consider the above information and be amended to allow for single use towers up to perhaps 70. We are happy to answer any questions or provide any further follow up information. Feel free to reach out to us at 520-745-3900.

Latoya Phipps
Project Coordinator
DakotaPro, "The Human Touch in Technology"
Winner of Reader's Choice Award
Tucson, Arizona
(520) 745-3900

---- on Mon, 19 Dec 2022 07:46:37 -0700 "Kirschmann, Robert" <rkirschmann@cochise.az.gov> wrote ----

Good morning,

We do not differentiate between a cellular tower or internet. They are all wireless communications. Therefore, Section 1813.02.B requires: *For towers up to 150 feet in height, the structure shall be designed to accommodate at least two providers.*

If this is something that you cannot accommodate or are unwilling to do, please submit a brief letter stating why and requesting a modification to the Development Standards.

Thank you,