



February 22, 2019

City of Flagstaff  
Neil Gullickson, Planning Development Manager  
211 West Aspen Avenue  
Flagstaff, AZ 86001

RE: **APPEAL OF DECISION**- Conditional Use Permit No. PZ-18-00111-02

Dear Mr. Gullickson,

We are appealing the decision of the Planning and Zoning Commission. The Commission denied the Conditional Use Permit based on findings #1 and #2. We feel we have met both findings. Propagation maps completed by an accredited Radio Frequency Engineer were submitted as part of the Conditional Use Permit process, additionally a deck explaining the maps and the closest tower were submitted to the planning department showing the need for an additional site. An RF Engineer attended the hearing to answer specific questions in regard to the need for the proposed site.

Finding #2 was based on the Kinder Morgan pipeline that runs through the parking lot North of the proposed site. The commission felt not enough work had gone into coordinating with Kinder Morgan. At this stage that work is not completed. The approvals and coordination with Kinder Morgan would happen after we had approval from zoning and were moving into the Building Permit and construction phase. The planning department supports this request for a Conditional Use Permit and their response to Finding #2 is: "Several similar facilities exist within the City and no concerns regarding safety or collapse have been received. Nor have any complaints regarding the threat of property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination; no hazard to persons or property from possible explosion, contamination, fire, or flood; and no impact on surrounding areas arising from unusual volume or character of traffic."

Due to these reasons we respectfully appeal the decision made on February 13, 2019.

Should you have any questions, or concerns, please do not hesitate to contact me.

Sincerely,

Michelle Lamoureux, Site Development Manager  
Pinnacle Consulting, Inc.  
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[Michelle.lamoureux@pinnacleco.net](mailto:Michelle.lamoureux@pinnacleco.net)

cc: Planning Director, City Clerk, Trinity Methodist Church