

Neil Gullickson

From: Tiffany Antol
Sent: Friday, January 25, 2019 12:09 PM
To: Neil Gullickson
Subject: FW: Stealth Pine Cell Tower at THUMC
Attachments: Letter to THUMC 1.25.19.pdf; Exhibits 1.pdf

Tiffany Antol, AICP

Interim Planning Director
City of Flagstaff | Community Development
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From: Suzanne Bollhoefer <roseb1981@yahoo.com>
Sent: Friday, January 25, 2019 11:41 AM

To: office@thumc.com; Tiffany Antol <TAntol@flagstaffaz.gov>; Mayor and Council <council@flagstaffaz.gov>
Cc: kacy@thumc.com; kevin@thumc.com; lyn@thumc.com; travismsmith1@gmail.com; sbuffon@azdailyson.com; askabelund@azdailyson.com
Subject: Stealth Pine Cell Tower at THUMC

Please see the attached letter and exhibits (please note all links referenced in letter have not been printed and attached due to size). We know we are not the only ones in the community voicing opposition to this and hope you choose to listen to your community members fairly. Thank you.

Suzanne Bollhoefer and Travis Smith

January 25, 2019

Trinity Heights United Methodist Church
3600 N. Fourth St.
Flagstaff, AZ 86004

To Whom It May Concern,

You are hereby notified of community opposition to your plan to lease property for the purposes of a cellular communications tower. Many in our community are becoming informed of the dangers of wireless frequencies and extended periods of time in the proximity of RF radiation especially, to children.

My family and I are seriously concerned to learn that you had been in the negotiation / planning phase of this since 2015. We, being members of the daycare being run at your facility do not remember receiving adequate notification of this proposal. We had just learned about this on January 18th 2019 by email from THUMC. After studying up on this matter it seems that the only notification your church members received was also in January of this year.

Is this what you consider adequate notification to a paying client at your daycare facilities? How about your congregation? It has come to my attention that there is a local neighborhood resistance to this proposed cellular facility and, with justified and legitimate reasons and concerns. I also know there is an actual petition against this that nearly 200 people have signed at this point. If you will take the time to investigate some of the many sources of research on this topic I am sure you will begin to see exactly why some of us are concerned about the growing exposure to EM (ElectroMagnetic) radiation.

Not only is it a health concern it significantly decreases property values in the nearby areas. In 2011 the city zoning commission rejected a proposal to install a 65' cellular tower by AT&T due to community concerns from school parents. There is also discussion going on about placing a cell tower near Flagstaff Junior Academy's middle school campus which is received community opposition. We expect that the same concerns will be heard and, that THUMC will also back down from this unsightly and dangerous plan to allow for a tower to be placed on this property.

<https://azdailysun.com/news/local/govt-and-politics/no-cell-tower-tree-here/article/b4ae474f-3ac3-590d-a874-887a2a92236f.html>

<https://www.flagstaff.az.gov/Archive/ViewFile/Item/5321>

<https://azdailysun.com/news/planning-and-zoning/stalls-decision-over-cell-tower-construction/article/4bcf435e-58fd-525c-80db-c3f7b1a5a39b.html>

<https://www.celltowerleaseexperts.com/media-page/arizona-church-signs-on-with-vertical-consultants-for-assistance-with-proposed-cell-tower-lease/>

<http://www.parentsfor safetechnology.org/cell-towers.html>
http://emrabc.ca/?p=11353&fbclid=IwAR0F8U0d-vlenB4qwh2YqA3J6_xbhnlYzmjK_AJVdUzNWRr1uFkxyuLTAE

Unfortunately, I will be unable to personally attend this community meeting as I work out of state but, in an industry that has some heavy RF frequencies itself. I can personally attest to being more sensitive to this EM (electromagnetic) radiation after years of exposure to it in various ways. In fact there is an overwhelming tendency to keep my personal cellular devices away from my body as much as possible. I avoid being in an active Industrial SCR / Electrical room at work if I can.

<https://www.brighteon.com/5989656708001?fbclid=IwAR0HLS03fEINRCKkxwxbUeUxIM0cFd6-3wPvupe7E3NalvFAwW195Vmo0w5I>

<http://www.parentsfor safetechnology.org/worldwide-countries-taking-action.html>

Many European countries do not allow Wi-Fi or cellular towers on school properties and, their standards for RF exposure are 100 to 10,000 times less than the US exposure limit. Do you think that there have been some studies performed on this exposure that we may not be aware of?

<https://ehtrust.org/worlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link/?fbclid=IwAR19vFMvA73BPsvS2NcDTUdqSx7GBkLYDPEsc3fke1kft1kZuD1rpzdk>

<https://ehtrust.org/wp-content/uploads/Doctors-Letters-on-Cell-Towers-and-Cell-Towers-at-Schools.pdf>

I have also attached a compilation of doctor's letters against putting cell towers nearby to school properties. This compilation of letters comes from a California community who saw an issue with the unverified safety of these transmission towers.

The International Association of Firefighters has a formal position against locating cellular towers on fire department facilities until, such facilities are proven to be non-hazardous to their health. So even the firefighters are concerned about their own health in regards to the placement of these towers.

<https://trak.in/tags/business/2012/11/14/mobile-towers-banned-schools-hospitals/>

<https://ehtrust.org/cell-tower-proposed-near-home-childrens-school-need-scientific-resources-health-safety/>

There are a growing number of citizens all over the country who are becoming more and more informed about the fact that there is no conclusive evidence of the long term effects of cellular tower transmissions on health. Are you willing to potentially be risking these children's future health? Will this be cause for potential liability to THUMC in the future?

Another concern of ours is that Verizon has not met the requirement to show a significant gap in coverage. We also question whether the fall zone requirements have been met and would like to see information regarding that. Cell towers can fall over and they can form ice sheets on them that fall.

<https://mysteriousuniverse.org/2018/05/5g-streetlights-may-be-causing-mysterious-illments/?fbclid=IwAR0W81dSk4akLbuFB0M55sYIIPKd4WsuV4!!p61TQGSIJZfk3lgC5xq4KDQ>

I personally do not want to sound too "conspiracy" minded but judging from the fact that Bechtel, a known defense contractor is involved at all in our local community then, I need to at least make this connection known. The following quote can be found in the AZ daily suns article. Hey NAU, why don't you put this on your own property?

AT&T has been working to install a new tower to cover downtown Flagstaff and the Northern Arizona University campus since March 2008, according to Jan Mitchell, a site acquisition coordinator for Bechtel. Bechtel was contracted by AT&T to build a new tower.

<https://azdailysun.com/news/local/govt-and-politics/no-cell-tower-tree-here/article/b4ae474f-3ac3-590d-a874-887a2a92236f.html>

<https://smartpriadawareness.org/2013/12/19/cell-towers-placed-on-school-grounds/>

Last point I want to be clear on is the ultimate slap in the community's face when we read that the proceeds derived from the sale / rental of this land will be used for "missionary purposes". Seems that THUMC is acting just like every other major corporation serving the "Beast System"" Profits above health and image above morals. I certainly hope this is not the case and THUMC sets an example of a company / non-profit / church correcting their faulty lines of thinking and maybe becoming an leader in the fight for our health in opposing these dangerous and untested technologies.

If, anyone would like a digital copy of this information or, would like more detailed information on the dangers of cellular towers please email me at travismsmith11@gmail.com.

Sincerely,



Travis Smith

(928) 606-7380



Suzanne Bolhofer

(928) 864-6462

Roseb1981@yahoo.com

ELF & RF Radiation Health Risks

Recent medical research has uncovered links between prolonged exposure to electromagnetic radiation and many health impacts. Learn more at www.harapad.com.

Neurological Effects

- Brain Tumor
- Alzheimer's Disease
- Cognitive Impairment
- Sleep Disturbance
- Reduction in Melatonin Production
- Acoustic Neuroma
- Lou Gehrig's Disease

Cellular Effects

- DNA Damage
- Leukemia
- Cancers, including Breast and Skin
- Infertility and decreased sperm motility
- Blood-Brain Barrier Disruption

Well-Being Effects

- Toasted Skin Syndrome
- Electromagnetic Sensitivity
- "Subliminal Stress," the reduction of blood and oxygen flow to vital systems

BREAKING Trump associate Roger Stone charged with lying to Congress, obstructing Russia investig...

https://azdailysun.com/news/local/govt-and-politics/no-cell-tower-tree-here/article_b4ae474f-3ac3-590d-a874-887a2a92236f.html

No cell tower 'tree' here

JOE FERGUSON Sun Staff Reporter Apr 6, 2011

TRY 1 MONTH FOR 99¢



How a proposed cell phone tower would look if located near the Furniture Barn on Milton Road. (Rendering courtesy of AT&T)

Elisa McKnight routinely takes her classroom out to the playground to learn the names of nearby plants and trees in the Plaza Vieja neighborhood.

During recess she helps her young students at Haven Montessori School learn the different names of the 57-foot-tall trees and the tiny green plants between their toes.

She doesn't, however, have a name for the proposed 65-foot cell phone tower adjacent to the Furniture Barn, just west of the school, that she fought successfully.

"What are we going to say this tree is?" she asks. "Cell phone tower?"

The Flagstaff Planning and Zoning Commission unanimously rejected a request by AT&T to build a tower on the city land, in part citing the 60 letters it received from parents at the Montessori school as well as nearby residents.

Gibson McKay, a spokesperson for AT&T, confirmed on Tuesday the company has appealed the citizen-run commission's decision. He said the appeal is mostly to continue discussions with the city, not necessarily to continue to fight for that particular location.

"We are interested in working with the Planning and Zoning Commission's recommendations on alternative sites on the Northern Arizona University campus or in the city," McKay said.

12th SITE CONSIDERED

AT&T has been working to install a new tower to cover downtown Flagstaff and the Northern Arizona University campus since March 2008, according to Jan Mitchell, a site acquisition coordinator for Bechtel. Bechtel was contracted by AT&T to build a new tower.

A majority of the demand for a new tower is on the NAU campus, she said.

"NAU is where we wanted to be," Mitchell said.

Mitchell told the Planning and Zoning commission meeting that the site near the Furniture Barn was the 12th proposed for a new tower inside the coverage area.

Many of the proposed sites were on the NAU campus, but the parties were unable to reach an agreement after nine months of discussions, both AT&T and NAU officials confirmed.

The consultant was, however, skeptical of renewed discussions with NAU.

"We can't go back to NAU, we pushed for nine months," she told Planning and Zoning commission. "I don't think that is a realistic direction."

ONE TOWER AT NAU

A week after the decision, McKay emphasized that AT&T is willing to again work with both NAU and the city to find a site for the new tower.

NAU has one tower with another carrier on its main campus, said NAU spokesperson

Tom Bauer.

Planning and Zoning Commissioner Jim McCarthy said it was the first time since

joining the commission four years ago he had rejected a cell phone tower because of the proposed site.

He rejected the idea that the shape or making the tower somehow blend in with the surrounding area was a sticking point with the commission.

"I don't do it lightly," McCarthy said. "It is the site, it isn't whether there is camouflage or there isn't any camouflage."

He said neighborhood opposition to the tower was one of his primary reasons for his opposition. Other cell phone towers in town have been disguised as trees in an attempt to better blend with the surrounding area.

HEALTH CONCERNS NOT RELEVANT

Electromagnetic energy transmitted from the cell towers was discussed during the commission but none of the commissioners said they rejected the tower's location specifically due to health concerns posed by the towers.

The Telecommunications Act of 1996 restricts cities from banning cell phone towers due to alleged health-related effects, which have not been proved.

City officials have not set a date for the Flagstaff City Council to hear the appeal, saying they are currently working with AT&T to find an alternative location for the proposed tower.

In addition to the NAU campus, other proposed locations include Citizens Cemetery and a motel close to the Furniture Barn.

Joe Ferguson can be reached at 556-2253 or jferguson@azdailySun.com.



Minutes
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM – Wednesday, May 9, 2018

City of Flagstaff City Hall, Council Chambers 211 W Aspen Ave.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.



Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER – Commissioner Wheeler called the meeting to order at 4:00 p.m.

COMMISSION MEMBERS:

Present:
Margo Wheeler-Chairman
Ed Dunn-Vice Chair
Marie Jones
David Zimmerman
Absent Excused: Edward Talkington

CITY STAFF:

Tiffany Antol, Staff Liaison
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

None

B. APPROVAL OF MINUTES

1) Regular meeting of April 25, 2018.

Motion to approve the minutes from the regular meeting of April 25, 2018 as submitted Moved by Commissioner Zimmerman Seconded by Commissioner Anticevich Motion carried unanimously.

II. PUBLIC HEARING

A. VERIZON WIRELESS CELL TOWER

Address: 400 W Elm Ave
Assessor's Parcel Number: 100-01-007A
Property Owner: Flagstaff School District 1
Applicant: Pinnacle Consulting Inc.
Application Number: **PZ-17-00152-02**
City Staff: Elaine Averitt
Action Sought: Conditional Use Permit

A Conditional Use Permit request by Sun State Towers and Verizon Wireless to allow installation of a new 74-foot tall wireless communications facility within the Public Facility (PF) Zone.

Ms. Antol gave a PowerPoint presentation on the proposed conditional use permit cell tower
Bob Kunz, Superintendent of FUSD, answered questions from Commissioners about proposed cell tower
Michelle Lamoureux, Pinnacle Consulting, answered questions from Commissioners
Steve Kennedy, Consultant for Verizon & Pinnacle, answered questions from Commissioners about coverage

Public Comment

Maria Novak, resident, expressed concern about emissions and other safety issues from the proposed cell tower and doesn't believe the site is a good fit
Kirsten Mellingner, resident, believes the placement of the cell tower is inappropriate in the middle of three schools, emissions, and the high structure around children
Samantha Field, resident, wanted to know if the band width would be the same if the tower was located at another nearby alternative site.
Public comment that was received via email is attached to the end of the minutes.

Ms. Lamoureux addressed the process of selecting a site and the consideration of other sites
Discussion was held on the proposed project
Mr. Kennedy answered the public question about band width at an alternative site.

Motion to approve the Conditional Use Permit PZ-17-00152-02 subject to two staff conditions and an additional condition to require written approval from the FCC that the tower meets their requirements for construction and operation and in accordance with the findings presented in the Staff report.
Moved by Commissioner Zimmerman **Seconded by** Commissioner Dunn Motion carried unanimously.

B. PROPOSED AMENDMENT TO THE CITY CODE

1. Title 2, *Boards and Commissions, Chapter 2-01, Planning and Zoning Commission: Amend the Duties and Functions (2-01-001-0005-J)* of the Planning and Zoning Commission to change their authority over Conditional Use Permit applications from giving approval to providing a recommendation to the City Council.

2. Title 10, *Flagstaff Zoning Code, Chapter 10-20, Administration, Procedures, and Enforcement: Amend Sections 10-20.30.A.2, 10-20.40.050.C.4, 10-20.40.050.D, 10-20.40.050.E, 10-20.40.050.E.3, 10-20.40.050.F.1, 10-20.40.050.H.1.c, 10-20.40.050.H.1.d, 10-20.40.050.I, Figure A, Section 10-20.80.010.A, Section 10-20.80.010.C, Table 10-20.80.010.A, Section 10-20.80.030.A, Section 10-20.80.030.F, and Section 10-20.80.030.G to change approval authority for Conditional Use Permit applications from the Planning and Zoning Commission to the City Council.*

Ms. Antol gave a PowerPoint presentation on the proposed text amendment with the two alternatives requested by the Commission at the last meeting. Discussion was held on the two alternative proposals

Motion to recommend option 2 presented by Staff to City Council with the addition to require a quorum of City Council to request an appeal **Moved by** Commissioner Dunn **Seconded by** Commissioner Martinez Motion carried unanimously.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Next meeting will be held June 13th

ADJOURNMENT

Adjourned at 5:43 p.m.

Public Comments received by Staff via email:

Dear planning and zoning commission,

It was recently brought to my attention that there is a possibility of a cell phone tower being installed near Flagstaff Junior Academy's middle school campus. This campus is surrounded with many other schools. As both a mother, engineer, and concerned community member I wanted to let you know I oppose this project moving forward.

Not only would it be unsightly, but there is a dice game that's being played with children if it were to move forward. I understand that the current evidence may be considered inadequate to draw a firm conclusion about risk, but putting our precious, developing children at risk is something I'm not willing to entertain.

STUDIES THAT DEMONSTRATE A HEALTH RISK

In 2011 the International Agency for Research on Cancer (IARC), an arm of the World Health Organization, classified environmental exposures associated with transmission of signals for radio, television and cell phone communication as "possibly carcinogenic," based on an increased incidence of glioma, including glioblastoma, a highly malignant type of brain cancer, associated with them. The World Health Organization officially classifies electromagnetic radiation as a possible 2B carcinogen. (The same category as lead, DT, and styrene.)

The following studies suggest short-term and long-term health risks within 300-400 meters of a cell tower. (Less than three-tenths of a mile)

• Santini Study

This is a compelling survey of 270 men and 260 women showing changes in symptoms in relation to cell tower proximity. Note the decrease in reported headaches the further from the cell site.

• Kempton West Study (2007)

Researchers measured blood levels of serotonin and melatonin in 25 participants before and after the activation of a new cell site. There were unfavorable changes in almost all participants.

• Naila Study (2004)

Researchers discovered a threefold increase in cancers after five years exposure to microwave radiation from a nearby mobile phone mast transmitter compared to those patients living further away.

• France Questionnaire (2003)

Researchers in France found significant health effects on people living within 300 meters of mobile phone base stations. Fatigue, sleep disturbance, headaches, concentration problems, depression, memory problems, irritability, cardiovascular problems, hearing disruption, skin problems, dizziness, etc.

(As noted above current FCC regulations are based on thermal effects. Thanks to the BioIniative Report 2012 we now have a compilation of more than 1800 studies showing biological effects from non-ionizing radiation.

In May 2016, the U.S. government released preliminary findings for a \$25 million rat study linking cell phone radiation to cancer. See NTP Study: Cell Phones and Cancer.

Thank you for taking the time to read my comments,

Renea Atiemo

ReneaAtiemo@gmail.com

Email received from Maria Novak:

1996 Telecommunications Act. Current standard we are subject to.

Look at the research since 1996:

2012 - World Health Organization Classifies Radio Frequency Magnetic Fields as Class Group
2B Carcinigen (At a minimum please listen at 4:15 - 5:00)
<https://www.youtube.com/watch?v=igQhKfH2uU>
2012

Bioinitiative.org for more info.

2014 Short clip showing electromagnetic radiation from cell tower: EMF Safety Zone
demonstration of radiation from Cell Towers
<https://www.youtube.com/watch?v=WaiXkXfbM98>

2015 10:02 minute video highlighting discussion about why Cell towers On school grounds
are not safe: George Washington University Scientific Lecture Except:
<https://www.youtube.com/watch?v=NHcaTQDJVK>

2015 Dr. Elizabeth Plourde discusses the damage electromagnetic frequencies can cause in
the body, even down to the cellular level.
<https://www.youtube.com/watch?v=hXLuZEPbQgw>

2015 Dr. George Carlo - (initially hired by Wireless Industry to Show 'no harm' ; actually
found there IS HARM) Doctor funded with \$28.5 million to investigate the safety of cell
phones. <https://www.youtube.com/watch?v=5xjakk6Qhm4>

2015 Barrie Trower: Microwave Energy Expert
<https://www.youtube.com/watch?v=pWVvaxaxWdE>

2016 DISTURBING speech about 5G technology ; confirming NO RESEARCH on biological
effects will be done. <https://www.youtube.com/watch?v=Bwgwe01SIMC>

2016 Colorado Mother Worked With Community and Church to Assure Cell Antennas
Declined at Church Near School <https://vimeo.com/173503021>
electromagnetichealth.org/electromagnetic-health-blog/a-miracle-in-fort-collins/

2017 Dr. Martin Pall, Professor Emeritus of Biochemistry and Basic Medical Sciences at Washington State University. Full paper can be found at: <https://ehtrust.org/wp-content/uploads/Pall-Letter-to-Callegis-FINAL-8-7-17.pdf> Summary of biological effects to humans/animals:

1) Various neurological/neuropsychiatric effects, including changes in brain structure and function, changes in various types of psychological responses and changes in behavior. 2) At least eight different endocrine (hormonal) effects. 3) Cardiac effects influencing the electrical control of the heart, including changes in ECGs, producing arrhythmias, changes that can be life threatening. 4) Chromosome breaks and other changes in chromosome structure. 5) Histological changes in the testes. 6) Cell death (apoptosis, a process important in neurodegenerative diseases). 7) Lowered male fertility including lowered sperm quality and function; lowered female fertility (less studied). 8) Oxidative stress. 9) Changes in calcium fluxes and calcium signaling. 10) Cellular DNA damage including single strand breaks and double strand breaks in cellular DNA and also 8-OHdG in cellular DNA.

11) Cancer which is likely to involve these DNA changes but also increased rates of tumor promotion-like events. 12) Therapeutic effects including stimulation of bone growth. 13) Cataract formation (previously thought to be thermal, now known not to be). 14) Breakdown of the blood-brain barrier. 15) Melatonin depletion and sleep disruption.

2017 (Note: Installation of this tower will automatically allow for expansion to 5G) 5G millimeter wave radiation dangers described by an expert. These small cell transmitters will be located near every 2 to 10 homes, exposing your family to harmful, carcinogenic, neurotoxic, and genotoxic wireless radiation. https://www.youtube.com/watch?v=_F1_0VTS-D8&t=68s

2017 How Wireless Technologies May Affect Childhood Development <http://www.bionitiative.org/how-wireless-technologies-may-affect-childhood-development/>

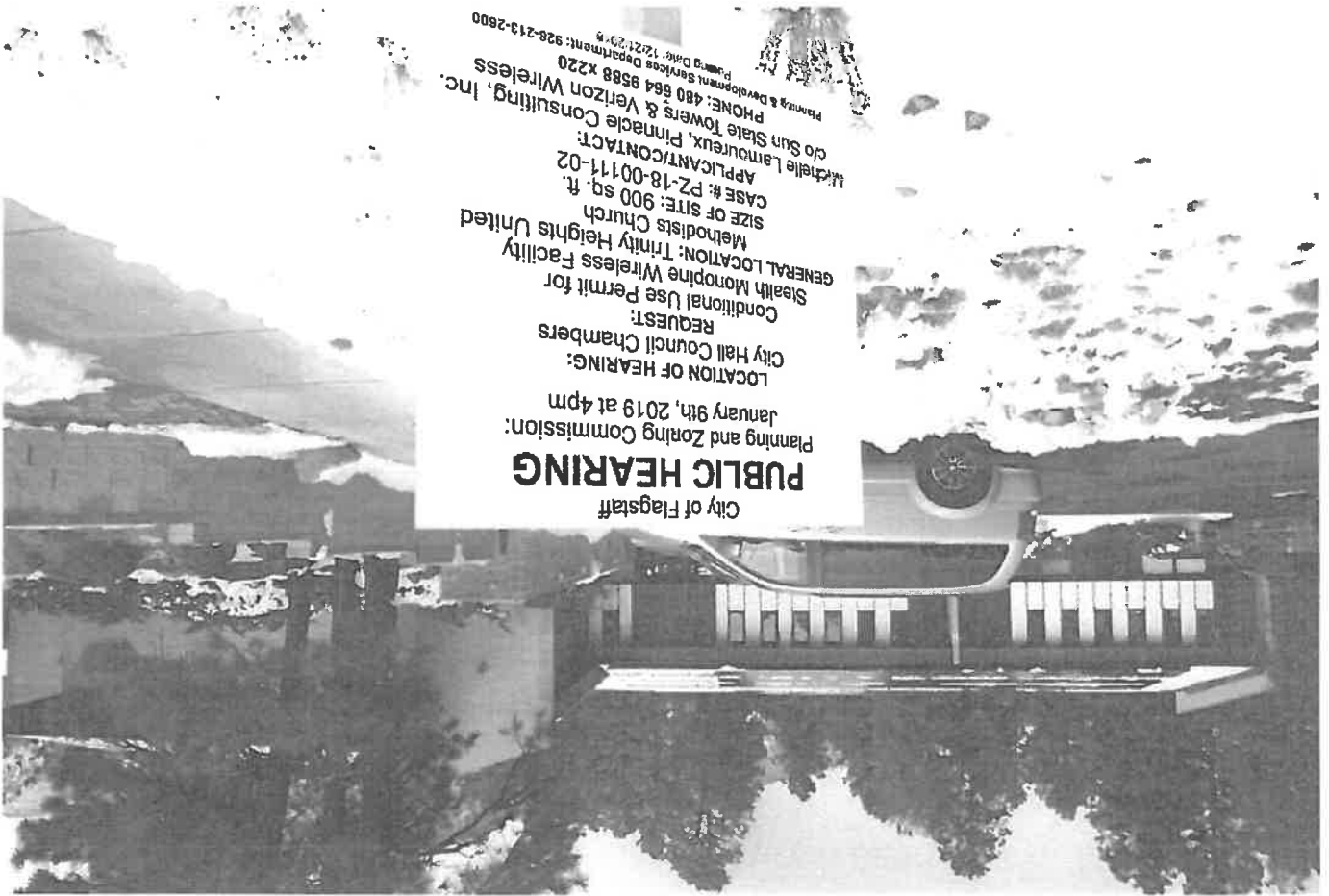
2017 Comment to the FCC on Docket 16-421 on Streamlining for Small Cell (Antenna) Rollout By Relaxing the Rules for Siting The FCC is proposing to 'streamline' the permitting process for small wireless facilities, without completing its investigation of RF health effects of low-intensity radio frequency radiation. The FCC proposal only speaks to promoting and expediting new RF sources under the guise of preventing 'unnecessarily time-consuming and costly siting review processes

" while ignoring the duty to adopt new public safety limits that are biologically relevant.

Planning and zoning stalls decision over cell tower construction

ADRIAN SKABELUND Sun Staff Reporter Jan 13, 2019 Updated Jan 19, 2019

TRY 1 MONTH FOR 99¢



A sign gives notice of a public hearing on a request for a conditional use permit to allow Verizon Wireless to have a cellphone tower installed in the parking lot of the Trinity Heights United Methodist Church.

Jake Bacon, Arizona Daily Sun

Flagstaff's planning and zoning commission decided against making a decision on whether to approve the construction of a new cellphone tower planned for a forested area behind Trinity United Methodist Church.

The proposed tower has proven be controversial among nearby residents, but the public's concern wasn't the reason the commission held off on making a final decision.



A photograph of a stealth monopine cellphone tower is displayed on a cellphone as concerned neighbors of the Trinity Heights United Methodist church look over proposed plans Monday morning.

Jake Bacon, Arizona Daily Sun

Both Trinity Heights United Methodist Church and Verizon Wireless, which the tower is meant to serve, failed to hold any kind of public neighborhood meeting addressing the project prior to the commission's own Wednesday public hearing on the subject.

A public meeting is required by city code for a re-zoning case to move forward, and as a result the commission postponed any decision on the tower's approval until a Feb. 13 meeting to allow Verizon and the church to schedule the required neighborhood

meeting.

That, however, didn't stop nearby residents from explaining their case on why the tower is inappropriate and unnecessary to the commission.

One such resident was Brooks Hart, who lives directly across from the church on Appalachian Road. He said he would be able to see the tower every day and pointed out that the tower is in a residential zone and is a disfavored site, according to the zoning code. A favored site would be one built in a more commercial area.



Juliana Suby, left, and Jan Silva, right, lean on a gate at the boundary of the Mount Elden Environmental Study Area behind their homes. The pair and a group of their neighbors have concerns about plans to install a new cellphone tower in the parking lot of the Trinity Heights United Methodist church.

Jake Bacon, Arizona Daily Sun

But at Wednesday's meeting, Steve Kennedy, a radio frequency engineer working on behalf of Verizon, said the tower is necessary for two reasons. First, the company needs it to provide capacity for the increasing number of cellphones people are using in the

area, and second, to provide better service inside buildings and vehicles along East Lockett Road.

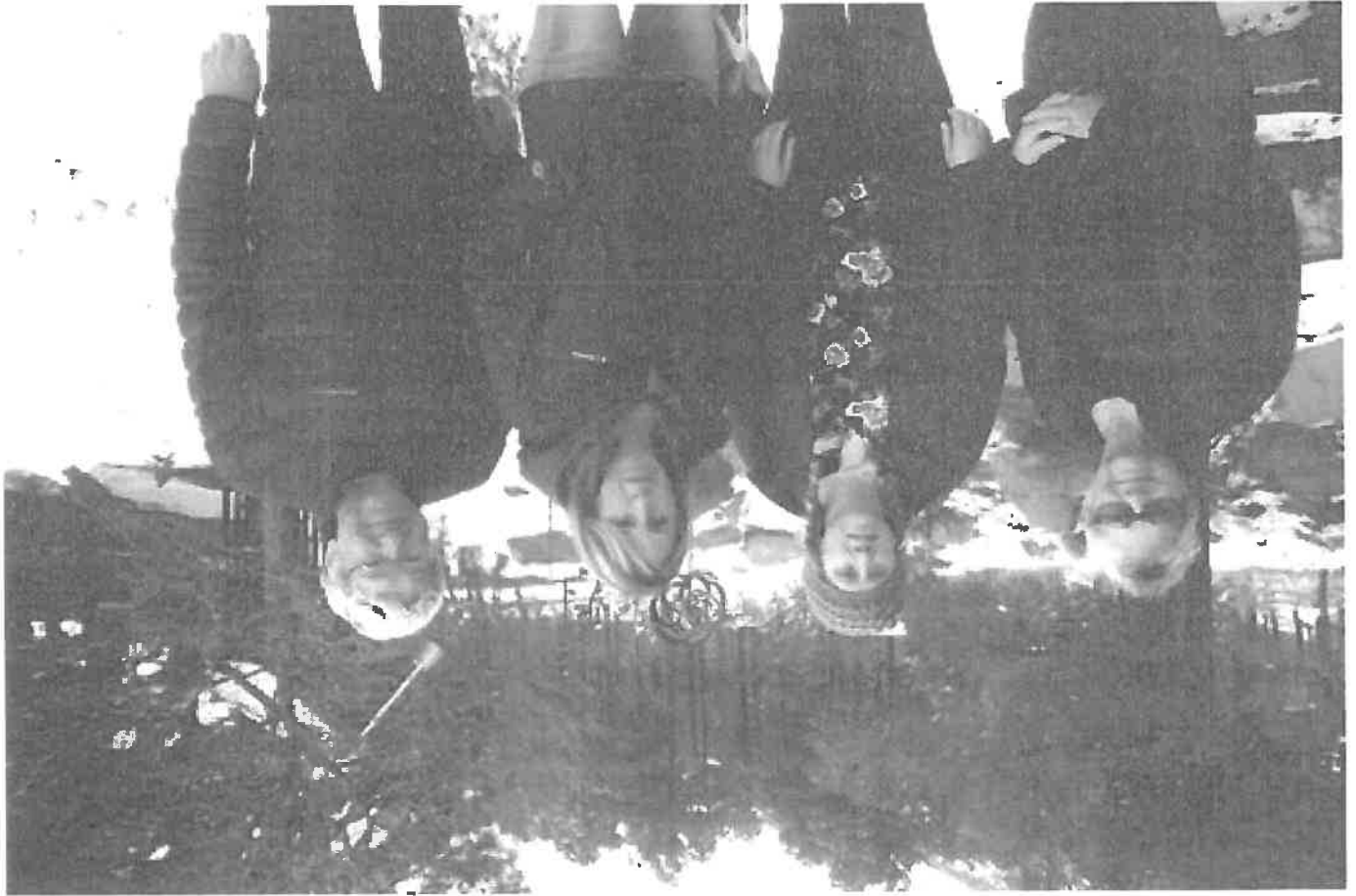
Kennedy added they selected the spot because the cell towers surrounding the location of East Lockett all show they are being strained for capacity.

“Existing subscribers are over-utilizing their network; the network is not able to take care of them. So we have to design a cell [tower] to take care of all the users,” Kennedy said.

As evidence, Kennedy pointed to the findings of the free website RootMetrics, which measures the speed of networks as well as call performance.

The RootMetrics map describing the speed of the Verizon network in the area shows there are slower speeds around the area along Fourth Street south of Lockett Road, including sections of the Sunnyside neighborhood. Kennedy said the new tower would help improve these speeds.

But Hart pointed out that the map has no data for service speeds along Lockett Road, an area that Verizon specifically calls for.



A group of Shadow Mountain residents who have concerns about a proposed cell phone tower being installed in the parking lot of the Trinity Heights United Methodist church stand on the edge of the church parking lot Monday morning.

Jake Bacon, Arizona Daily Sun

In addition, Hart drew attention to the RootMetrics map of call performance. That map has a more complete map showing data all along Lockett Road, Fourth Street and the neighborhood to the north of where Verizon wants to erect its tower. That map shows good performance for phone calls throughout the area.

“They didn’t provide any kind of empirical data,” Hart told the commission. “Let it suffice to say, you’re being bamboozled.”

No one went out with tools to measure the level of service in the area, Hart said. Instead, Verizon is building its case around free websites and phone apps.

Hart continued to point to a city code that states that before a new cell tower is constructed, an applicant must show they have already maximized their use of existing towers within the city. Hart pointed to an existing tower just south of Flagstaff that

Verizon owns and is not being used to its fullest potential.



Jan Silva, foreground, and Juliana Suby, right, stand on a trail on the El Paso Natural Gas pipeline at the base of Mount Eden looking toward where a proposed cell tower would be built in the parking lot of the Trinity Heights United Methodist Church. The pair and a group of their neighbors have concerns about placing the cell tower so close to homes in a residential area. Jake Bacon, Arizona Daily Sun

Another complaint of residents is the short notice they received that a tower was being considered. Neighboring residents were only notified of the project about three weeks ago by a public notice posted by the church.

However, church officials might not have been able to inform residents about the cell tower planned to be built after signing a nondisclosure agreement as part of the contract. Jeannine Braggs, a spokesperson for Verizon, said it is not unusual for residents to find out about a cell towers construction shortly before it goes up for approval with the municipality as the process for planning these projects can take many years.

Braggs could not speak to the use of a nondisclosure agreement, but said such agreements are not unheard of.

If the tower is built, the whole site will be just a few feet north of the original location behind the church. This is because of the Kinder Morgan natural gas pipeline that runs under the church's parking lot.

Joseph Simonsen, the operations manager for Kinder Morgan in the Flagstaff area, said the company had been informed by Verizon that it was looking to build a tower a few years ago, but had not been informed of the exact location or timeline for construction until early last week.

Some nearby residents had been concerned about the construction of a tower and the installation of electric utilities under a high-pressure gas pipeline, but Simonsen said if construction is done properly there is really nothing to fear.

And with close to 70,000 miles of gas pipelines controlled by Kinder Morgan, there are plenty of places where water, sewer and electric utilities cross the pipeline.


Kinder Morgan took no position on the construction of the tower, Simonsen said, only wanting to make sure that if construction does occur near the gas pipeline, it is done properly. Kinder Morgan is in contact with Verizon about the project.

Adrian Skabelund can be reached at the office at askabelund@azdailysun.com, by phone at (928) 556-2261 or on Twitter @AdrianSkabelund.

MORE INFORMATION

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TAKE ACTION (HTTPS://EHTRUST.ORG/TAKE-ACTION/)	MEDIA & PUBLICATIONS (HTTPS://EHTRUST.ORG/PUBLICATIONS/)	

A Cell Tower Is Proposed Near My Home And Child's School: I Need Scientific Resources On Health And Safety

 <https://www.addtoany.com/share?url=https://ehtrust.org/2Fcell-tower-proposed-near-home-childs-school-need-scientific-resources-health-safety%2F&title=A%20Cell%20Tower%20Is%20Proposed%20Near%20My%20Home%20and%20Child%E2%80%99s%20School%3A%20Need%20Scientific%20Resources%20On%20Health%20And%20Safety> (/#facebook) (/#twitter) (/#google_plus)

Question: I am very concerned about a cell tower that has been proposed near my home and child's school. *What can I do? Where can I get resources?*

EHT is often asked for information about cell towers near homes and schools and we have several relevant webpages with resources. Communities can effectively organize for *more responsible* cell tower placement and to halt towers near their homes and schools. Please see this video made for a School District who inquired into the risks associated with RF radiation from cell towers.



Residential areas, schools and parks should be considered sensitive areas and RF exposure should be limited as much as possible.

Please see a presentation to the Hemphill School District. (<https://ehtrust.org/wp-content/uploads/PDF-Hemphill-School-District-Final-Presentation-.pdf>)

Read the peer reviewed and published research on cell towers and cell tower radiation that has reported serious health effects. (<https://ehtrust.org/science/cell-towers-and-cell-antennae/compilation-of-research-studies-on-cell-tower-radiation-and-health/>)

Learn about the health effects of cell tower radiation and research studies on cell tower radiation (<https://ehtrust.org/science/cell-towers-and-cell-antennae/>)

Learn about the effects of cell tower radiation on birds, bees and wildlife. (<https://ehtrust.org/science/bee-butterflies-wildlife-research-electromagnetic-fields-environment/>)

Read about a study that found cell towers are linked to damage in human blood that predicts cancer. (<https://ehtrust.org/study-finds-cell-tower-radiation-linked-type-damage-human-blood-predicts-cancer/>)

Learn about why FCC limits do not protect the public (<https://ehtrust.org/policy/fcc-safety-standards/>)

Learn about 5G (<https://ehtrust.org/key-issues/cell-phones/wireless/5g-internet-everything/>) and watch videos with scientific presentations on 5G (<https://ehtrust.org/key-issues/cell-phones/wireless/videos-lectures-5g/>)

Learn about occupational health and safety issues, the high accident and death rate of cell tower workers. (<https://ehtrust.org/cell-tower-worker-accident-health-safety-issues/>)

Learn about how cell tower companies do not give safety assurances to their shareholders and even warn that they may lose money in lawsuits related to the RF radiation. (<https://ehtrust.org/key-issues/cell-phones/wireless/telecom-insurance-companies-warn-liability-risk-go-key-issues/>)

Learn about research that shows property values decrease when a cell tower is near a home. (<https://ehtrust.org/cell-phones-towers-tower-property-values-documentation-research/>)

Read what the American Academy of Pediatrics states about cell towers (<https://ehtrust.org/take-action/educate-yourself/american-academy-pediatrics-on-cell-tower-radiation/>)

Read a scientific factsheet about cellular antennas placed near homes and 5G. (<https://ehtrust.org/factsheet-need-know-5g-small-cells-science-policy-public-health/>)

Read letters from doctors and experts about small cell antennas near homes. (<https://ehtrust.org/small-cells-mini-cell-towers-health-letters-scientists-health-risk-5g/>)

Read a PDF compilation of Doctors letters on cell towers near schools. (<https://ehtrust.org/wp-content/uploads/Doctors-Letters-on-Cell-Towers-and-Cell-Towers-at-Schools.pdf>)

Learn about links between cellular radiation and ADHD and Autism. (<https://ehtrust.org/key-issues/cell-phones/wireless/autism-adhd-wireless-electromagnetic-fields/>)

Read a letter from a PTA about a cell tower proposed on their elementary school (<https://ehtrust.org/maryland-pta-writes-letter-opposition-small-cell-near-school-citing-erm-scientists-appeal-united-nations-maryland-state-childrens-environmental-health-pro/>)

Learn about firefighters opposed to cell towers on their stations and watch videos of them testifying against cell towers due to the radiation health risks. (<https://ehtrust.org/firefighter-unions-opposing-cell-towers/>)

Fire Hazards of Cell Towers (<http://www.safeschools.org/examples-of-cell-tower-fires-collapse-ice-strikes-and-theft.html>)

How To Get A 1500 Cell Tower Setback in Your Town (<http://www.safeschools.org/how-to-get-a-1500-setback-on-cell-towers-from-schools.html>)

Read a Harvard Press Book on Telecom Industry Influence To The US FCC – Captured Agency by Norm Alster (<https://ehtrust.org/key-issues/harvard-press-book-telecom-industry-influence-us-fcc-captured-agency/>)

Read Reports and White Papers of Insurance Industry that compare cell phone radiation to asbestos (<https://ehtrust.org/key-issues/reports-white-papers-insurance-industry/>)

Read how most insurance companies exclude damage from electromagnetic fields (<https://ehtrust.org/key-issues/electromagnetic-field-insurance-policy-exclusions/>)

Youtube Playlist on Scientific Lectures on 5G (<https://www.youtube.com/watch?v=kp0zGHH3K4A&list=PLT6DbkXhTGoCk3LEr9GhRrFBzwcU3an>)

Communities Trying to Stop Cell Towers Near Their Homes and Schools (<https://www.youtube.com/channel/UCNz1PXayzKTWb2UHhShhZg/featured>), Testimony against Small Cells Near Homes (<https://www.youtube.com/watch?v=OgNLR9fQOX4&list=PLT6DbkXhTGoDakSqP1i7mIipwGx4xMFq>)

Factsheet on 5G and Health: What You Need to Know (<https://ehtrust.org/resources-to-take-action-on-us-5g-streamlining-bills/>)

Click on the links to see these recent Environmental Health Trust scientific presentations

8/10/2017 Presentation to Mexico Telecom Authority on Out of Date Guidelines for Cell Towers (<https://ehtrust.org/https://ehtrust.org/mexican-telecom-authority-aug-10-pdf/>)

8/2017 Presentation on the International Agency for the Research on Cancer and Radiofrequency Radiation with International Experts (<https://ehtrust.org/scientific-update-cell-phone-radiation-wireless-health-scientific-update-2017-jackson-hole-wyoming/>)

6/6/2017 Presentation to North Carolina Governor on Wireless Facilities (Mini Cell Towers) in Rights of Way (<https://ethrust.org/wp-content/uploads/Presentation-on-Small-Cell-5-to-North-Carolina-Governor-PDF-of-Slides.pdf>)

1/2017 Israel Institute for Advanced Study at Hebrew University, Expert Forum on Wireless and Health, organized in coordination with the and the U.S. National Institute of Environmental Health Sciences (<https://ethrust.org/science/key-scientific-lectures/2017-expert-forum-wireless-radiation-human-health/>)



If you are trying to halt a cell tower near your home.

1. Connect in your community with other citizens and ensure neighbors are aware and educated. Start a group, make a website to voice community concerns.
2. Get all documents related to the tower, the lease, the plans, the monetary agreement. In the United States you can file public information requests to get this information as well as emails to and from elected officials so there is full transparency in regards to the process by which the tower is proposed.
3. Ensure your local press is covering community concerns, call them up and tell them to cover citizen opposition.
4. Contact all your elected officials and communicate your concerns to them. They are accountable to you.
5. Write local officials involved in this process with all your questions and ensure your questions are answered- share this information with the community.
6. Ensure transparency in the process, and call for accountability, due diligence and safety for your community.



Mobile Towers Banned Near Schools & Hospitals!

By Arun Prabhudesai 

Last updated Apr 17, 2018


Although there are no conclusive findings regarding health hazards caused by radiations emitted by mobile phone towers, Brihanmumbai Municipal Corporation (BMC) has gone ahead and banned installations of mobile phone towers on top of educational institutions and Hospitals.

Indian Government has recently reduced the permissible radiation limit by tenth for mobile phone towers from 4500 milliwatts/sq. m to 450 milliwatts/sq. m, however BMC is playing it safe.

Going forward, Telecom Operators will now have to submit location certificates along with No Object Certificates (NOC) from the housing society of the building on which the mobile tower is expected to be installed. Only after submission of these documents will the operator get license to erect a mobile tower.

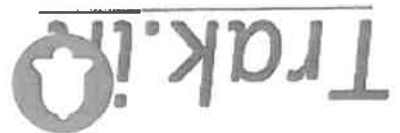
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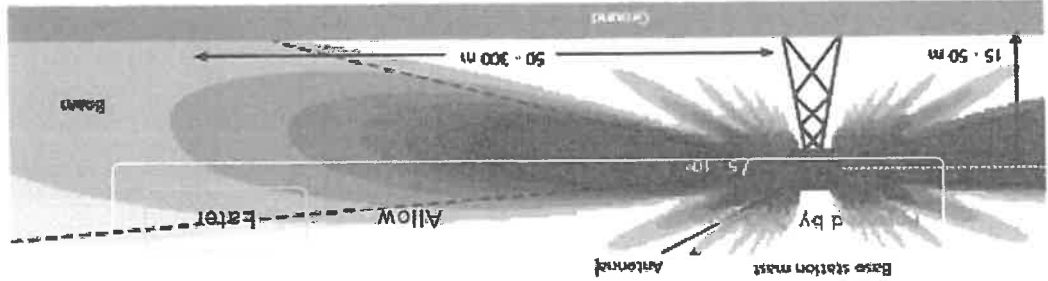
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Propagation of "main beam" from antenna mounted on a tower or roof top

People living within 50 to 300 meter radius are in the high radiation zone (dark blue) and are more prone to ill-effects of electromagnetic radiation

The health risks posed to people who are in vicinity of mobile towers has been a bone of contention for a long time. There has been no hard evidence showing that health gets affected due to mobile tower radiations.

According to Wikipedia, World Health Organization or WHO has classified mobile phone radiation on the IARC scale into Group 2B – possibly carcinogenic (cancer causing). That means that there "could be some risk" of carcinogenicity, so additional research into the long-term, heavy use of mobile phones needs to be conducted.

According to some experts, it is advised that a person should not use a cell phone for more than 18 to 24 minutes per day. Here is an excellent Slideshare presentation on **Cell phone and mobile tower radiation hazards.**

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Radiation Hazards of Cell Phones/Cell Towers

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One thing is for sure, it is a step in right direction. All local governing bodies should have stringent regulations to curb unsafe and illegal erection of mobile phone towers.

1 0 Rate This

"Mobile Towers banned near Schools & Hospitals", 5 out of 5 based on 1 ratings.

Cell phone radiation mobile tower radiations SAR bmc



Arun Prabhudesai

Arun Prabhudesai is founder / chief editor at trak.in. He jumped the Entrepreneurship bandwagon in early 2008 after a long 13 year stint in I.T Industry. You can follow him on twitter @trak.in and Facebook.
Arun's Google+ Profile

5 Comments

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Ramazzeni Study On Radiofrequency Cell Phone Radiation: The World's Largest Animal Study On Cell Tower Radiation Confirms Cancer Link

<https://www.addtoany.com/share?url=https%3A%2F%2Fehtrust.org%3A%2F%2Fworlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link%2F&title=%2A0Ramazzeni%20Study%20on%20Cell%20Radiofrequency%3A%20The%20World%20Ez%80%99%20Largest%20A> (/#facebook) (/#twitter) (/#google-plus)

World's Largest Animal Study On Cell Tower Radiation Confirms Cancer Link

Scientists call on the World Health Organization International Agency for Research on Cancer to re-evaluate the carcinogenicity of cell phone radiation after the Ramazzeni Institute and US government studies report finding the same unusual cancers.

Listen to the March 22, 2018 press conference below.



Link to the Ramazzeni Institute Study (<https://www.sciencedirect.com/science/article/pii/S0013935118300367?via%3Dihub>)
 Question and Answer on the Ramazzeni Study (<https://ehtrust.org/wp-content/uploads/Ramazzeni-Institute-Study-Press-Q-and-A-2.pdf>)
 One page Comparison of the Ramazzeni Institute Study and the US National Toxicology Program Study (<https://ehtrust.org/wp-content/uploads/Comparing-NTP-and-Rt-Studies-of-Sprague-Dawley-Rats-Exposure-to-Radiofrequency-Radiation-RFR-1.pdf>)

(Washington, DC) – Researchers with the renowned Ramazzini Institute (RI) in Italy announce that a large-scale lifetime study

(<https://www.sciencedirect.com/science/article/pii/S0013935118300367?via3Dhub>) of lab animals exposed to environmental levels of cell tower radiation developed cancer. A \$25 million study of much higher levels of cell phone radiofrequency (RF) radiation, from the US National Toxicology Program (<https://ntp.niehs.nih.gov/about/org/sep/tripanel/meetings/docs/2018/march/index.html>) (NTP), has also reported finding the same unusual cancer called Schwannoma of the heart in male rats treated at the highest dose. In addition, the RI study of cell tower radiation also found increases in malignant brain (glioma) tumors in female rats and precancerous conditions including Schwann cells hyperplasia in both male and female rats.

The study findings are making headline news. (<https://it.blastingnews.com/salute/2018/03/cellular-tumor-molto-rari-ecco-cosa-rivela-uno-studio-002458401.html>) Read the Corriere Di Bologna article "Cellulari, a study by Ramazzini: "They cause very rare tumors. (http://corriereidibologna.corriere.it/bologna/cronaca/18-marzo_23/cellulari-studio-ramazzini-causano-tumor-molto-rari-84be9bdc-2e75-11e8-9b5b-377678d8d3af.shtml)" *Scientific American* (<https://www.scientificamerican.com/article/new-studies-link-cell-phone-radiation-with-cancer/>) ran a story on the study entitled "New Studies Link Cell Phone Radiation with Cancer" (<https://www.scientificamerican.com/article/new-studies-link-cell-phone-radiation-with-cancer/>)

"Taken together, the findings confirm that RF radiation exposure has biological effects" in rats, some of them "relevant to carcinogenesis," says Jon Samet, a professor of preventive medicine and dean of the Colorado School of Public Health, who did not participate in either study." – *Scientific American* (<https://www.scientificamerican.com/article/new-studies-link-cell-phone-radiation-with-cancer/>)

"Our findings of cancerous tumors in rats exposed to environmental levels of RF are consistent with and reinforce the results of the US NTP studies on cell phone radiation, as both reported increases in the same types of tumors of the brain and heart in Sprague-Dawley rats. Together, these studies provide sufficient evidence to call for the International Agency for Research on Cancer (IARC) to re-evaluate and re-classify their conclusions regarding the carcinogenic potential of RF in humans," said Fiorella Belopoggi PhD, study author and RI Director of Research.

The Ramazzini study exposed 2448 Sprague-Dawley rats from prenatal life until their natural death to "environmental" cell tower radiation for 19 hours per day (1.8 GHz GSM radiofrequency radiation (RFR) of 5, 25 and 50 V/m). RI exposures mimicked base station emissions like those from cell tower antennas, and exposure levels were far less than those used in the NTP studies of cell phone radiation.

"All of the exposures used in the Ramazzini study were below the US FCC limits. These are permissible exposures according to the FCC. In other words, a person can legally be exposed to this level of radiation. Yet cancers occurred in these animals at these legally permitted levels. The Ramazzini findings are consistent with the NTP study demonstrating these effects are a reproducible finding," explained Ronald Malnick PhD, formerly the Senior NIH toxicologist who led the design of the NTP study on cell phone radiation now a Senior Science Advisor to Environmental Health Trust (EHT). "Governments need to strengthen regulations to protect the public from these harmful non-thermal exposures."

"This important article from one of the most acclaimed institutions of its kind in the world provides a major new addition to the technical literature indicating strong reasons for concern about electromagnetic radiation from base stations or cell towers," stated Editor in Chief of Environmental Research Jose Domingo PhD, Professor of Toxicology, School of Medicine at Reus University, Catalonia, Spain.

"The US NTP results combined now with the Ramazzini study, reinforce human studies from our team and others providing clear evidence that RF radiation causes acoustic neuroma (vestibular schwannoma) and gliomas, and should be classified carcinogenic to humans," stated Lenaert Hardell MD, PhD, physician-epidemiologist with the Department of Oncology, University Hospital, Örebro, Sweden, who has published extensively on environmental causes of cancer including Agent Orange, pesticides and cell phone radiofrequency radiation.

"The evidence indicating wireless is carcinogenic has increased and can no longer be ignored," stated University of Toronto Dalla Lana School of Public Health Professor Emeritus Anthony B. Miller MD, Member of the Royal Colleges of Physicians of Canada and the UK, and Senior Medical Advisor to EHT who is also a long-term advisor to the World Health Organization.

"This study raises concerns that simply living close to a cell tower will pose threats to human health. Governments need to take measures to reduce exposures from cell tower emissions. Cell towers should not be near schools, hospitals or people's homes. Public health agencies need to educate the public on how to reduce exposure from all sources of wireless radiofrequency radiation—be it from cell towers or cell phones or Wi-Fi in schools," stated David O. Carpenter MD, former Dean of the School of Public Health at the University at Albany. "This is particularly

"More than a dozen countries recommend (https://ehtrust.org/policy/international-policy-actions-on-wireless/) reducing radiofrequency radiation exposure to children, and countries such as China, Italy, India and Russia have far more stringent cell tower radiation regulations in place when compared to the United States FCC. However, this study provides scientific evidence that governments can use to take even further action," stated Theodora Scarato, Executive Director of EHT.

The article is " (https://ehtrust.org/wp-content/uploads/Belpoggi-Heart-and-Brain-Tumors-Base-Station-2018.pdf)Report of final results regarding brain and heart tumors in Sprague-Dawley rats exposed from prenatal life until natural death to mobile phone radiofrequency field representative of a 1.8 GHz base station environmental emission (https://ehtrust.org/wp-content/uploads/Belpoggi-Heart-and-Brain-Tumors-Base-Station-2018-First-page-pdf)" by L. Falcioni, L. Bua, E. Tibaldi, M. Lauriola, L. De Angelis, F. Gnudi (https://www.sciencedirect.com/science/article/pii/S0013935118300367#), D. (https://www.sciencedirect.com/science/article/pii/S0013935118300367#)Mandrilli, M. Manservigi, F. Manservigi, I. Manzoli, I. Menghetti, R. Montella, S. Panzacchi, D. Sgarbi, V. Stollo, A. Vornoli, F. Belpoggi . It appears in Environmental Research (https://www.journals.elsevier.com/environmental-research) published by Elsevier (http://www.elsevier.com/).

This study is making headline news. See examples here



About Environmental Research

Environmental Research publishes original reports describing studies of the adverse effects of environmental agents on humans and animals. The principal aim of the journal is to assess the impact of chemicals and microbiological pollutants on human health. Both in vivo and in vitro studies, focused on defining the etiology of environmentally induced illness and to increase understanding of the mechanisms by which environmental agents cause disease, are especially welcome. Investigations on the effects of global warming/climate change on the environment and public health, as well as those focused on the effects of anthropogenic activities on climate change are also of particular interest.

About Environmental Health Trust

EHT is a scientific virtual think tank conducting cutting-edge research on environmental health risks with some of the world's top researchers. EHT educates individuals, health professionals and communities about policy changes needed to reduce those risks. EHT maintains a regularly updated database (https://ehtrust.org/policy/international-policy-actions-on-wireless/) of worldwide precautionary policies: more than a dozen countries recommend reducing wireless exposure to children.

Ramazini Institute Resources

Link to the Ramazini Institute Study. (https://www.sciencedirect.com/science/article/pii/S0013935118300367?via%3Dihub)
Link to Media Advisory Online With Biographies for Experts on Conference Call (https://ehtrust.org/worlds-largest-animal-study-on-cell-tower-base-station-radiation/)
How To Reduce Exposure to Radiofrequency Radiation (https://ehtrust.org/take-action/educate-yourself/10-things-you-can-do-to-reduce-the-cancer-risk-from-cell-phones/), **5G Factsheet** (https://ehtrust.org/wp-content/uploads/5G_What-You-Need-to-know_V4-1.pdf)

National Toxicology Program (NTP) Cell Phone Radiation

Dr. Lennart Hardell and Colleagues Comments on the NTP (https://ehtrust.org/wp-content/uploads/Comment-on-NTP-study-2-1.pdf)
Dr. Melnick Comments on the NTP (https://ntp.niehs.nih.gov/ntp/about_ntp/panel/2018/march/publiccomm/melnick20180312.pdf)

Dr. Annie Sasco Comments on the NTP/ (<https://ehpust.org/wp-content/uploads/Comments-from-Annie-Sasco-Final.pdf>) Ramazzini Comments (<https://ehpust.org/wp-content/uploads/Ramazzini-SascoComments-3.pdf>)

Environmental Health Trust Comments on the NTP RF (<https://ntp.niehs.nih.gov/ntp/about/ntp/trpanel/2018/march/publiccomm/environmental-health-trust20180312.pdf>)
Dr. Anthony Miller NTP Submission (<https://ehpust.org/wp-content/uploads/Submission-Antony-B-Miller.pdf>)

Additional Resources:

[Link to Infographic on Cell Phone Radiation](https://ehpust.org/wp-content/uploads/EHT-Cell-Phone-Radiation-Infographic_FINAL-2.pdf) (https://ehpust.org/wp-content/uploads/EHT-Cell-Phone-Radiation-Infographic_FINAL-2.pdf)

The National Toxicology Program Presentation on DNA Damage (<https://ehpust.org/evaluation-of-the-genotoxicity-of-cell-phone-radiofrequency-radiation-in-male-and-female-rats-and-mice-following-subchronic-exposure-national-toxicology-program-presentation-on-dna-damage/>)

Recommendations on Reducing Cell Phone Radiation (<https://ehpust.org/take-action/educate-yourself/10-things-you-can-do-to-reduce-the-cancer-risk-from-cell-phones/5g-factsheet>) (https://ehpust.org/wp-content/uploads/5g_What-You-Need-to-know_V4-1.pdf)

National Toxicology Program (NTP) Cell Phone Radiation

Dr. Lennart Hardell and Colleagues Comments on the NTP (<https://ehpust.org/wp-content/uploads/Comment-on-NTP-study-2-1.pdf>)

Dr. Melnick's Comments on the NTP (<https://ntp.niehs.nih.gov/ntp/about/ntp/trpanel/2018/march/publiccomm/melnick20180312.pdf>)

Dr. Devra Davis/EHT Comments on the NTP (<https://ntp.niehs.nih.gov/ntp/about/ntp/trpanel/2018/march/publiccomm/environmental-health-trust20180312.pdf>)

Dr. Annie Sasco Comments on the NTP (<https://ehpust.org/wp-content/uploads/Comments-from-Annie-Sasco-Final.pdf>)

Dr. Anthony Miller Comments on the NTP (<https://ehpust.org/wp-content/uploads/Submission-Antony-B-Miller.pdf>)

Additional Resources:

[Link to Infographic on Cell Phone Radiation](https://ehpust.org/wp-content/uploads/EHT-Cell-Phone-Radiation-Infographic_FINAL-2.pdf) (https://ehpust.org/wp-content/uploads/EHT-Cell-Phone-Radiation-Infographic_FINAL-2.pdf)

The National Toxicology Program Presentation on DNA Damage (<https://ehpust.org/evaluation-of-the-genotoxicity-of-cell-phone-radiofrequency-radiation-in-male-and-female-rats-and-mice-following-subchronic-exposure-national-toxicology-program-presentation-on-dna-damage/>)

Conference Call Bios

Florella Belgogi, PhD

Lead author of the new study will discuss how the research was designed to test cell tower base station radiation association with cancer. Dr. Belgogi is the Director of the Ramazzini Institute Research Department and Director of the Cesare Maltoni Research Center, Bologna, Italy. Dr. Belgogi has been invited as an expert participant to meetings on the evaluation and safety of chemicals at the European Parliament, at the Directorate General for Health and Consumer Affairs and at the European Food Safety Agency and as a temporary advisor to the World Health Organization/European Centre for Environment and Health. Ramazzini Institute investigators have completed nearly 500 cancer bioassays on more than 200 compounds. Full Bio (<http://www.collegiumramazzini.org/fellows1.asp?id=4>)

Lennart Hardell, MD, PhD

Dr. Hardell is a clinical and medical research doctor at the Department of Oncology, University Hospital, Örebro, Sweden. He has published (<https://www.ncbi.nlm.nih.gov/pubmed/25466607>) more than 300 peer-reviewed scientific articles specializing in epidemiological research studying cancer risks related to exposure to environmental toxins such as Agent Orange, the herbicide glyphosate, and cell phone radiation. As one of the world's leading experts on this topic, he served as an expert on the World Health Organization International Agency for the Research on Cancer EMF (Electromagnetic Fields) Working Group for the classification of radiofrequency fields in 2011. Bio here. (<https://lennarthardellenglish.wordpress.com/>)

Ron Melnick, PhD

Dr. Melnick (<http://www.collegiumramazzini.org/fellows1.asp?id=113>) is a toxicologist, served 28 years a scientist with the National Institutes of Health focused on assessing human health risks of environmental chemicals. He led the design of the \$28 Million National Toxicology Program (NTP) Studies on Cell Phone Radiofrequency Radiation. Dr. Melnick can discuss comparisons between the Ramazzini Institute research and the recently released NTP data on cell phone exposure on rats and mice.

David O. Carpenter, MD

Dr. Carpenter is a public health physician and graduate of Harvard Medical School. He is the Director of the Institute for Health and the Environment, a Collaborating Centre of the World Health Organization, and former Dean of the School of Public Health at the University at Albany. He has been involved in this topic since the 1980s when he served as the Executive Secretary of the New York State Powerlines Project. He is Co-editor of the BioInitiative Report (<http://www.bioinitiative.org/>) and has testified on EMF issues to both houses of Congress and also to the President's Cancer Panel (<https://deainfo.nci.nih.gov/advisory/pcp/archives/pcp0109/summary.pdf>). He has two books and numerous publications on EMF, and over 400 peer-reviewed publications on various aspects of human health and environmental exposures. Bio here (<https://www.albany.edu/news/experts/8212.php>)

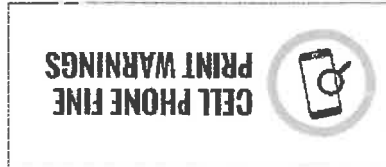
Devra Davis, MPH, PhD

Dr. Davis is an epidemiologist, former member of the National Toxicology Program Scientific Review Board is currently Visiting Professor of Medicine at The Hebrew University Hadassah Medical School, Jerusalem, Israel, and Ondokuz Mayıs University Medical School, Turkey. She was Founding Director, Center for Environmental Oncology, University of Pittsburgh Cancer Institute. President of Environmental Health Trust, she is also an award-winning scientist and author on environmental health issues. She can address the emerging studies on cell phone radiation worldwide. Full Bio (<https://ehtrust.org/about/dr-devra-davis/>)

Watch Dr. Mehnick present on the NTP study last year in this video.



(<https://ehtrust.org/key-issues/fine-pnt-warnings/>)



(<https://ehtrust.org/take-action/educate-yourself/cell-phones-and-wireless-radiation-faqs/>)



(<https://ehtrust.org/key-issues/wifi-in-schools/>)

Neil Gullickson

From: Tiffany Antol
Sent: Friday, January 25, 2019 12:09 PM
To: Neil Gullickson
Subject: FW: Stealth Pine Cell Tower at THUMC
Attachments: Letter to THUMC 1.25.19.pdf; Exhibits 1.pdf

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Suzanne Bollhoefer <roseb1981@yahoo.com>
Sent: Friday, January 25, 2019 11:41 AM
To: office@thumc.com; Tiffany Antol <TAntol@flagstaffaz.gov>; Mayor and Council <council@flagstaffaz.gov>
Cc: kacy@thumc.com; kevin@thumc.com; lyn@thumc.com; travismsmith1@gmail.com; sbuffon@azdailyson.com; askabelund@azdailyson.com
Subject: Stealth Pine Cell Tower at THUMC

Please see the attached letter and exhibits (please note all links referenced in letter have not been printed and attached due to size). We know we are not the only ones in the community voicing opposition to this and hope you choose to listen to your community members fairly. Thank you.

Suzanne Bollhoefer and Travis Smith

Neil Gullickson

From: Parrish Silva <psiliva@velocitel.com>
Sent: Tuesday, January 29, 2019 2:57 PM
To: Neil Gullickson
Subject: PZ-18-00111-02 - Weitzel Cell Facility

Mr. Gullickson:

I hope all is well in your world. Can you please provide the staff report for PZ-18-00111-02 (Weitzel Cell Facility)? Thank you in advance.

Parrish Silva

Neil Gullickson

From: P.J. Collier <topothehill@cableone.net>
Sent: Tuesday, January 29, 2019 1:19 PM
To: Neil Gullickson
Subject: Fwd: Cell Tower at Trinity Heights UMC

Good afternoon. So far, unfortunately, we are unable to attend the meetings on the specified days. We would just like to reiterate that after doing more research on cells towers...we are still in disapproval of one in such close proximity to a residential area. If you would like to email another update after the meeting/s, that would be greatly appreciated. Thank you.

From: "P. J. Collier" <topothehill@cableone.net>
To: "ngullickson" <Ngullickson@flagstaffaz.gov>
Sent: Friday, January 11, 2019 8:46:41 AM
Subject: Re: Cell Tower at Trinity Heights UMC

Thank you for the update.

From: "ngullickson" <Ngullickson@flagstaffaz.gov>
To: "P. J. Collier" <topothehill@cableone.net>
Sent: Friday, January 11, 2019 8:19:52 AM
Subject: RE: Cell Tower at Trinity Heights UMC

The commission required the applicant to hold a neighborhood meeting before a decision would be made. I anticipate the application will hold a neighborhood meeting and return to the Commission on February 13.

Neil Gullickson, AICP
Planning Development Manager
928-213-2614
ngullickson@flagstaffaz.gov

From: P.J. Collier <topothehill@cableone.net>
Sent: Friday, January 11, 2019 8:07 AM
To: Neil Gullickson <Ngullickson@flagstaffaz.gov>
Subject: Re: Cell Tower at Trinity Heights UMC

Please inform me how the meeting went. Thank you.

From: "ngullickson" <Ngullickson@flagstaffaz.gov>
To: "P. J. Collier" <topothehill@cableone.net>
Sent: Tuesday, January 8, 2019 7:27:43 AM
Subject: RE: Cell Tower at Trinity Heights UMC

I did receive your e-mail and will deliver a copy of it to the Commission.

Neil Gullickson, AICP
Planning Development Manager
928-213-2614
ngullickson@flagstaffaz.gov

From: P.J. Collier <topothehill@cableone.net>
Sent: Monday, January 7, 2019 9:58 PM
To: Neil Gullickson <Ngullickson@flagstaffaz.gov>
Subject: Cell Tower at Trinity Heights UMC

We are submitting this email in lieu of attendance at the Wednesday, January 9, 2019 public hearing for the proposed cell tower to be placed at Trinity Heights United Methodist Church. Unfortunately, we have other commitments that prevent us from being there in person for the scheduled meeting. Therefore, we would like to state our concerns about the proposed cell tower. We received a letter in the mail and are in close proximity to this proposed tower.

The city of Flagstaff has a property maintenance ordinance. Although it does not address a specific issue of this nature, this is the type of situation that this ordinance should be protecting.

The first purpose of the ordinance is to "protect and promote the health, safety and welfare of the citizens of Flagstaff...". We believe that in the same spirit of this law, this tower should not be built due to the negative long-term hazardous physical health effects of the radiofrequency it emits.

The second purpose of the ordinance is to "protect neighborhoods against hazardous and deteriorating influences or conditions that cause blight and contribute to the decline of the neighborhood property values...". As we previously stated, this could be hazardous, and in addition, may decrease the property value of our home due to the fact that the tower is visually appalling.

Though there are other reasons that this tower should not be built, we have addressed two of our pressing concerns.

As the city has the power to deny conditional use permits, this tower is in a residential area and is a perfect example of a conditional use permit that should not be granted.

Thank you for taking the time to listen to our concerns in this matter that may affect the future of our neighborhood.

Monty and P.J. Collier
Flagstaff Residents

Please respond and let us know that you received this email in time for the hearing on Wednesday.

Neil Guillickson

From: Sherry Cornforth <sherrycornforth@gmail.com>
Sent: Wednesday, January 30, 2019 7:40 PM
To: Tiffany Antol; Neil Guillickson; Mayor and Council
Subject: Cell Tower

January 30, 2019

To Tiffany Antol: tantol@flagstaffaz.gov
Neil Guillickson: nguillickson@flagstaffaz.gov
City Council Members: council@flagstaffaz.gov

Subject: Opposition to the cell tower at the top of 4th street
Trinity Heights Methodist Church

City of Flagstaff:

Disfavored site - Cell towers can only be built as a **LAST RESORT** on a disfavored site. Pinnacle Consulting/Verizon **MUST** look at areas zoned PREFERRED OR NEUTRAL before considering a disfavored site!

A cell tower in a residential neighborhood puts the neighborhood in danger. The wiring must cross three existing paralleling high pressure gas pipelines - AND they must dig under the existing pipelines to accomplish this- these pipelines are seventy years old - they are among the oldest in the County.

PIPELINES ARE BEST LEFT ALONE - - - -

Sherry Cornforth
1795 E. Appalachian
Flagstaff, Arizona 86004
sherrycornforth@gmail.com

Neil Gullickson

From: Jennifer Spinti <jenniferspinti@gmail.com>
Sent: Thursday, January 31, 2019 6:56 AM
To: Neil Gullickson
Subject: Cell phone tower at Trinity Heights

Dear Neil,

Councilmember McCarthy suggested that I forward the following message to you. I sent the message below to the council on Jan. 11, 2019.

Dear Members of the City Council,

I am aware that a cell phone tower is proposed for installation on property owned by Trinity Heights Methodist Church. I fully support the church in this action. I have read the arguments of those apposed to this action and I disagree. I don't think that the tower will degrade the scenic value of the trails or reduce property values. I use these trails frequently and have a cell phone. I think we as neighbors and users of the forest can peacefully coexist with this new tower. For your information, I live at 2130 E. Skyline Drive. My property directly backs the forest a half a block from the proposed cell tower.

Sincerely,

Jennifer Spinti
928-527-3924

Neil Gullickson

From: Tiffany Antol
Sent: Thursday, January 31, 2019 8:15 AM
To: Neil Gullickson
Subject: FW: Cell Tower

Tiffany Antol, AICP

Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Sherry Cornforth <sherrycornforth@gmail.com>
Sent: Wednesday, January 30, 2019 7:40 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>; Neil Gullickson <Ngullickson@flagstaffaz.gov>; Mayor and Council <council@flagstaffaz.gov>
Subject: Cell Tower

January 30, 2019

To Tiffany Antol: tantol@flagstaffaz.gov
Neil Gullickson: ngullickson@flagstaffaz.gov
City Council Members: council@flagstaffaz.gov

Subject: Opposition to the cell tower at the top of 4th street
Trinity Heights Methodist Church

City of Flagstaff:

Disfavored site - Cell towers can only be built as a **LAST RESORT** on a disfavored site. Pinnacle Consulting/Verizon **MUST** look at areas zoned **PREFERRED OR NEUTRAL** before considering a disfavored site!

A cell tower in a residential neighborhood puts the neighborhood in danger. The wiring must cross three existing paralleling high pressure gas pipelines - **AND** they must dig under the existing pipelines to accomplish this - these pipelines are seventy years old - they are among the oldest in the County.

PIPELINES ARE BEST LEFT ALONE - - - -

Sherry Cornforth
1795 E. Appalachian
Flagstaff, Arizona 86004
sherrycornforth@gmail.com

Neil Gullickson

From:

Sue Ordway <sue.ordway@gmail.com>
Thursday, January 31, 2019 8:59 AM

To:

Tiffany Antol; Neil Gullickson; Mayor and Council
Proposed cell tower behind Trinity Heights Church

Subject:

To the Planning & Zoning Commission, City Planning Staff, and City Council,

I live in the Shadow Mountain neighborhood and I am opposed to the proposed cell tower for several reasons. It is proposed for a disfavored site, which should only be considered if there are no other options. The application provided by Pinnacle Consulting Inc. has not justified a need for this tower at the proposed location. Apparently there will be a new cell tower going in at the old Hunt's Building Center on Lakin Dr., which will cover a lot of the same area. So there doesn't seem to a pressing need for a cell tower at this location.

And more concerning is the fact that this project will put the surrounding neighborhoods in danger, since construction involves crossing 3 paralleling high-pressure gas pipelines to build the tower and digging under the pipelines to provide power to the tower. These pipelines are seventy years old, among the oldest in the country, and the operator has had two explosions (both resulting in fatalities) since December 2017. I'm surprised that this is even being considered.

Thank you for your attention to this matter.

Sincerely, Sue Ordway

Dear City Planners and Members of the Planning and Zoning Commission:

My name is Juliana Suby and I am the closest neighbor to Trinity Heights United Methodist Church at 3600 N. 4th St.

I am writing to strongly urge you to deny the application of a conditional use permit for a telecommunications facility and tower proposed to be built in residential neighborhood (R1) at 3600 N Fourth St., Flagstaff AZ 86004.

Because this area is zoned R1, this site is considered "disfavored." Not only is this a residential neighborhood but per city code, it is also classified as a scenic locale. The tower and facility would be located adjacent to the Mt. Elden Environmental Study Area, a local science and bird hotspot as well as a recreation area with the closest forest service trail approximately 100 feet from the proposed site. Flagstaff City Code (10-40.60.310) states:

a. **Residential Neighborhoods.** Any site in a zone not specified in subsection (E)(1) or (E)(2) of this section is a disfavored site, unless such site has a General Plan designation or current governmental use of industrial or commercial, which may reclassify the site as preferred or neutral, respectively.

c. **Scenic Locales.** Any site along an exposed ridge/line, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission.

The applicant has not been able to prove that this site would be effectively unnoticeable, as a 900 square foot in area and 6-foot high wall is hardly inconspicuous. The "stealth" tower would loom 20 feet higher than the average tree in that vicinity. What more, in the application, the landscape requirements on the east, west, and north of this facility were "waived" by the city project manager, disregarding even further the neighbors and hikers who have enjoyed this natural setting for decades.

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower, nor did they provide adequate support as to why this site was chosen (city code 10-40.60.310 section F.1c and section F.1d). The applicant has not considered more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" [city code 10-40.60.310 section F.1.d(1)]. The applicant has not been forthcoming about other strategies that wireless communication providers have to increase capacity and throughput. Per our city's code, the application for this conditional use permit lacks the merit required for a telecommunications facility in a disfavored zone.

During the public hearing at City Hall on January 9th 2019, the P&Z was provided with many examples of how this proposed telecommunications tower would devalue homes and is potentially detrimental to the health, safety and/or welfare of the public. One such speaker was Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan. Mr. Simonsen described how this proposed action is adjacent to three high-pressure natural gas pipelines. Kinder Morgan has experienced two pipeline explosions, both of

which resulted in fatalities, since December 2017. One of the explosions was caused by a 3rd party, such as a telecommunications operator. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and he also expressed concern about the tower's proximity to the existing right-of-way. This proposed action would undoubtedly cause disturbances to the pipelines during: construction, operation, maintenance and decommissioning phases. During his presentation to the P&Z, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." During the public hearing another speaker discussed the "Camp Fire," California's deadliest fire that started on November 8th 2018, destroying 153,336 acres, including 18,804 structures and resulted in 86 civilian fatalities. The Camp Fire was the result of an equipment/infrastructure failure from a utility that is not dissimilar from the proposed telecommunications facility being considered here.

City Code 10-20.40.050, section E requires that this conditional use permit be approved only after making certain findings. After reviewing the application and all the evidence provided by opposition parties, this permit should not be approved by the P&Z because of findings including, but not limited to:

1. This conditional use is NOT consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located.

2. The granting of the conditional use is potentially detrimental to the public's health, safety or welfare.

I have worked so hard to live in my house safely and serenely. I ask that that the P&Z uphold the spirit of our city's code and deny the request for this conditional use permit. In doing so, the P&Z will help to ensure the safety of my children, my neighborhood, the forest and all of Flagstaff residents.

Best regards,

Juliana Suby

1790 E. Appalacian Rd.
Flagstaff, AZ 86004

From: Alicia Yaeger-Booth <ayaegerbooth@gmail.com>
Sent: Thursday, January 31, 2019 8:39 PM
To: Mayor and Council; Neil Gullikson; Tiffany Antol
Subject: CELL TOWER

TO: City of Flagstaff:

Planning and Development
Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (City Code 10-20.40.050, section E) . The applicant has not proven this for the following reasons:

1)Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's restriction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3)There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunications tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff. " Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Alicia Yaeger-Booth
740 E. Hattie Greene
Flagstaff, AZ 86001

Neil Gullickson

From: amber meyer <amberskyemeyer@yahoo.com>
Sent: Thursday, January 31, 2019 10:39 PM
To: Mayor and Council; Neil Gullickson; Tiffany Antol
Subject: PZ-18-00111-02

TO: City of Flagstaff:

Planning and Development, Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wiezel

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (City Code 10-20.40.050, section E) . The applicant has not proven this for the following reasons:

1)Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3)There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Amber Meyer

221 Dunnam St

Flagstaff, AZ 86001

From: Matthew Allen Kaplinski <Matt.Kaplinski@nau.edu>
Sent: Thursday, January 31, 2019 10:44 PM
To: Tiffany Antol; Neil Gullickson; Mayor and Council
Subject: Opposition to Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

TO: City of Flagstaff:

Planning and Development, Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (City Code 10-20.40.050, section E) . The applicant has not proven this for the following reasons:

1)Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3)There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff. " Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Matt Kaplinski

221 Dunnam St

Flagstaff, AZ 86001

Neil Guillickson

From: Shelley Vincent <sjwv64@gmail.com>
Sent: Friday, February 1, 2019 7:38 AM
To: Tiffany Antoi; Neil Guillickson
Subject: Application for Conditional Use Permit, Case #: PZ-18-00111-02 / AZ2 Wietzel

Re: Application for Conditional Use Permit, Case #: PZ-18-00111-02 / AZ2 Wietzel

Dear City Planners and Members of the Planning and Zoning Commission:

We write to express our strong opposition to the proposed Verizon telecommunications tower and look to you to oppose vigorously the degradation of our neighborhoods and natural environment. We urge you to consider the following arguments for denying a conditional use permit for this facility.

This application is for a conditional use permit for a telecommunications facility and tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ 86004.

Because this area is zoned R1, the proposed site is considered "disfavored." Not only is this a residential neighborhood but per city code, it is also classified as a scenic locale as the tower and facility would be located adjacent to the Mt. Elden Environmental Study Area, a local science area and a recreation area with the closest forest service trail approximately 100 feet from the proposed site. Flagstaff City Code (10-40.60.310) states:

a. Residential Neighborhoods. Any site in a zone not specified in subsection (E)(1) or (E)(2) of this section is a disfavored site, unless such site has a General Plan designation or current governmental use of industrial or commercial, which may reclassify the site as preferred or neutral, respectively.

c. Scenic Locales. Any site along an exposed ridge/line, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission.

The applicant has not been able to prove that this site would be effectively unnoticeable, as a 900 square foot in area and 6-foot high wall is hardly unnoticeable. The "stealth" tower would loom 20 feet higher than the average tree in that vicinity. What more, in the application, the landscape requirements on the east, west, and north of this facility were "waived" by the city project manager, disregarding even further the neighbors and hikers who have enjoyed this natural setting for decades.

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower, nor did they provide adequate support as to why this site was chosen (city code 10-40.60.310 section F.1c and section F.1d). The applicant has not considered more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" [city code 10-40.60.310 section F.1.d(1)]. The applicant has not been forthcoming about other strategies that wireless communication providers have to increase capacity and throughput. Per our city's code, the application for this conditional use permit lacks the merit required for a telecommunications facility in a disfavored zone.

Michael and Shelley Vincent
1545 E Everest Drive
Flagstaff AZ 86004

Sincerely,

The residents of Flagstaff have spent their lives working and saving so that they can buy a home and enjoy the natural landscape and lifestyle of this mountain town. I ask that the P&Z uphold the intent of our city's code and deny the request for this conditional use permit. In doing so, the P&Z will help to ensure the safety of Flagstaff residents and preserve the qualities of our residential neighborhood and the underlying reason why we chose to live here.

2. The granting of the conditional use IS potentially detrimental to the public's health, safety or welfare.

which the site is located.

1. This conditional use IS NOT consistent with the objectives of the Zoning Code and the purpose of the zone in

approved by the P&Z because of findings including, but not limited to:

findings. After reviewing the application and all the evidence provided by opposition parties, this permit cannot be City Code 10-20.40.050, section E requires that this conditional use permit be approved only after making certain

from the proposed telecommunications facility being considered here.

civilian fatalities. The Camp Fire was the result of an equipment/infrastructure failure from a utility that is not dissimilar deadliest fire that started on November 8th 2018, destroyed 153,336 acres, including 18,804 structures and resulted in 86 "Pipelines are best served left alone." During the public hearing another speaker discussed the "Camp Fire," California's

presentation to the P&Z, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and

disturbances to the pipelines during: construction, operation, maintenance and decommissioning phases. During his

expressed concern about the tower's proximity to the existing right-of-way. This proposed action would undoubtedly cause December 2017. One of the explosions was caused by a 3rd party, such as a telecommunications operator. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and he also

gas pipelines. Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since

Engineer for Kinder Morgan. Mr. Simonsen described how this proposed action is adjacent to three high-pressure natural welfare of the public. One such speaker was Joseph Simonsen, the Operations Manager and Senior Technical Support

proposed telecommunications tower would devalue homes and is potentially detrimental to the health, safety and/or During the public hearing at City Hall on January 9th 2019, the P&Z was provided with many examples of how this

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility;
- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
- E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

FROM: Bob Orrill
 3851 N. Forest Brook St.
 Flagstaff, AZ 86004

Barbara Goodrich – bgoodrich@flagstaffaz.gov
 City of Flagstaff & Planning and Zoning Commissioners
 Dan Folke – dfolke@flagstaffaz.gov
 Tiffany Antol – tantol@flagstaffaz.gov
 Neil Gullickson – ngullickson@flagstaffaz.gov

- it is in a residential neighborhood, zoned R1, and;
- The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

situation. and Zoning Commission if it is really willing to take the risk of putting a cell tower in this undoubtedly be detrimental to the public health safety and welfare. I ask the Planning "Pipelines are best served left alone." A tower anywhere near these pipelines would Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and maintenance and decommissioning phases. During his presentation to the commission, undoubtedly cause disturbances to these pipelines during construction, operation, pipeline and about the tower's proximity to the existing right-of-way. This cell tower would concern that this proposed action requires an underground power source to cross the similar third-party entity caused one of the explosions. Mr. Simonsen expressed his it is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a

disturbance to them. oldest in the country and he warned of the dangers caused by any impact or pipeline right-of-way. Mr. Simonsen described how these pipelines are among the their review of the application, show the proposed telecommunications facility on the gas plans provided by the applicant and used by Planning and Development Services during Planning and Zoning Commission approve the conditional use permit). The original site occurred one-day before the public hearing (after the city's staff had recommended the on January 9th. Mr. Simonsen described how his first contact with the applicant had Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for

pipelines on the edge of the Coconino National Forest. a high-voltage power supply, directly adjacent to three paralleling high-pressure gas applicant is proposing to put the telecommunication tower, including a lightning rod and telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The Commission was provided with many examples of how this proposed During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

safety or welfare. Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health,

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use)

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers)

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

During the public hearing on 1/9/2019, a speaker opposing the application provided a *RootMetrics* coverage map showing that cell performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint presentation that showed how the applicant's *RF Design Analysis* was misleading and did not justify the need for a tower at the proposed location.

On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data for the proposed tower location nor for the stated objective area.

- Around 52% of American households are wireless only for voice service;

wide statistics, for example:

In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, "there is a need in this area" but provided no support relevant to the area, only nation-APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review).

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.

Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3)).

CONCLUSION

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and **deny** the request for this CUP for a cell tower in a residential zone because:

a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

Thank you for considering these comments.

Neil Gullikson

From: Barbara Goodrich
Sent: Monday, February 4, 2019 10:27 AM
To: Neil Gullikson
Subject: FW: cell tower

Hi Neil – here's another one that looks like is just addressed to me.

From: Elizabeth Bruchman <bruchman@gmail.com>
Sent: Monday, February 4, 2019 10:26 AM
To: Barbara Goodrich <BGoodrich@flagstaffaz.gov>
Subject: cell tower

Elizabeth Bruchman
1670 E. Appalachian Rd.
February 4, 2019

Ms Goodrich,

I am writing to you to share my concerns and fears about the proposed cell tower behind Trinity United Church at 3600 N. 4th Street. Pinnacle Consulting out of Gilbert is wanting to build a cell tower adjacent to 3 high pressure natural gas pipelines. These lines are 70 years old and run at 650-850psi. It is my understanding from attending 3 different meetings that to build a cell tower in this location, they would have to run high voltage electrical lines UNDER the pipelines and the tower would be directly adjacent to the pipelines. What if there was a forest fire or a gas line explosion or repairs need to be made to the pipeline? There must be another site for a cell tower that is not in a residential neighborhood that is already rated R1 and is in a Distastable zone. The safety of the church and the neighborhood must be considered in the decision before allowing this tower to be built in the proposed location.

Thankyou,

Elizabeth Bruchman

Neil Guillickson

From:
Sent:
To:

Juliana Suby <juliana.suby@gmail.com>
Monday, February 4, 2019 10:09 AM
Neil Guillickson; Tiffany Antol; michelle.lamoureux@pinnacleco.net

Greetings Mr. Guillickson, Ms. Antol, and Ms. Lamoureux,

At the meeting on January 30th, Ms. Lamoureux assured me that the church meeting held on the 29th would not be part of public record. The applicant opted to not combine the neighborhood and church meetings. The last paragraph on the summary of the meeting says in BOLD letters that there was a meeting held the night before with church members. If Ms. Lamoureux wanted that part of public record, the meetings should have been combined. We also don't know if all church members were in favor or not as we didn't hear from all of them. Regardless, the meeting was not part of public record and should be scratched from the "public record" document.

Sincerely,
Juliana Suby

"A meeting with the church members and ARK parents was held the night before, approximately 30 people attended, 25 church members and 5 neighbors. The church members were in favor of the wireless communication site and just wanted information. The five neighbors that attended were in opposition, they also attended the public neighborhood meeting on January 30, 2019."

From: Tiffany Antol
Sent: Monday, February 4, 2019 8:29 AM
To: Neil Gullickson
Subject: FW: Weitzel Cell Facility at 3600 N Fourth Street

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

-----Original Message-----

From: Mike Mills <mmills@mac.com>
Sent: Friday, February 01, 2019 4:09 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Weitzel Cell Facility at 3600 N Fourth Street

Hello,
My name is Mike Mills and I live at 3410 N Eiger Mountain Road, Flagstaff, AZ 86004

I am in favor of this cell facility receiving a conditional use permit. Aside from living nearby and wanting better cell coverage I recreate in the area and like the security of having cell coverage should I or somebody else have an accident and need medical care.

Thank you,
Mike Mills
928-600-4444

A. WEITZEL CELL FACILITY Address: 3600 North Fourth Street Assessor's Parcel Number: 109-06-002 Property
Owner: Trinity Heights United Methodist Church
Applicant: Pinnacle Consulting LLC
Application Number: PZ-18-00111-02
City Staff: Neil Gullickson
Action Sought: Conditional Use Permit request from Pinnacle Consulting LLC to allow placement of a new 60-foot tall Antenna-supporting structure (mono-pine cellular tower) located at 3600 North Fourth Street in the Single Family Residential (R1) Zone.

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility;
- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

A. Concerns: I am nervous about the tower being built near/on a vintage gas line and near a forest. Gas accidents have happened in other states resulting in death. Fires could be ignited as well. Now for the first time in the 20 years I have lived in this neighborhood, I am scared and stressed about my safety. Please protect our peace and don't let corporations take advantage of Flagstaff's hard-working residents. In addition, the value of my home – my largest investment – is also at risk, as studies show that homes near cell towers are devalued. Please! Do the right thing and vote for the people whose lives are negatively affected by this cell tower. Diane Rachel 928.225.0483

reasons:

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following concerns and reasons:

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

FROM
 Diane Rachel
 1585 E. Everest Drive
 Flagstaff, AZ 86004

TO: Flagstaff City Manager:
 Barbara Goodrich – bgoodrich@flagstaffaz.gov
 City of Flagstaff & Planning and Zoning Commissioners
 Dan Folke – dfolke@flagstaffaz.gov
 Tiffany Antol – tantol@flagstaffaz.gov
 Neil Gullickson – ngullickson@flagstaffaz.gov

it is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This cell tower would undoubtedly cause disturbances to these pipelines during construction, operation, maintenance and decommissioning phases. During his presentation to the commission, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these pipelines would undoubtedly be detrimental to the public health safety and welfare. I ask the Planning and Zoning Commission if it is really willing to take the risk of putting a cell tower in this situation.

Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing on January 9th. Mr. Simonsen described how his first contact with the applicant had occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site plans provided by the applicant and used by Planning and Development Services during their review of the application, show the proposed telecommunications facility on the gas pipeline right-of-way. Mr. Simonsen described how these pipelines are among the oldest in the country and he warned of the dangers caused by any impact or disturbance to them.

During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning Commission was provided with many examples of how this proposed telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The applicant is proposing to put the telecommunications tower, including a lightning rod and a high-voltage power supply, directly adjacent to three paralleling high-pressure gas pipelines on the edge of the Coconino National Forest.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health, safety or welfare.

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

- It is in a residential neighborhood, zoned R1, and;
- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the Zoning Code requires them to do so (Flagstaff Zoning Code 10-20.30.020 APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review). In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, "there is a need in this area" but provided no support relevant to the area, only nation-wide statistics, for example:

- Around 52% of American households are wireless only for voice service;

On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data for the proposed tower location nor for the stated objective area. During the public hearing on 1/9/2019, a speaker opposing the application provided a RootMetrics coverage map showing that cell performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint presentation that showed how the applicant's RF Design Analysis was misleading and did not justify the need for a tower at the proposed location.

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers)

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3)).

CONCLUSION

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and **deny** the request for this CUP for a cell tower in a residential zone because:

- a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and
- b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

Thank you for considering these comments.

Diane Kuhn

1585 E. Everest Drive, Flagstaff, AZ, 86004, dianealisonreche@gmail.com

Neil Gullickson

From: Louisa O'Meara <louisa.omeara@gmail.com>

Sent: Saturday, February 2, 2019 9:56 AM

To: Tiffany Antol; Neil Gullickson; Mayor and Council

Subject: Letter of opposition to Conditional Use Permit application PZ-18-00111-02

Attachments: Cell Tower_letter of opposition .docx

To Whom It May Concern:
Please find attached our letter of opposition to the Conditional Use Permit application PZ-18-00111-01 for the cell phone tower proposed to be installed at 3600 N. Fourth Street. Thank you for your consideration of our concerns.
Regards,
Louisa and Sean O'Meara
2439 E. Eva Loop, Flagstaff AZ 86004

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.
Sincerely,

Louisa and Sean O'Meara
2439 E. Eva Loop, Flagstaff AZ 86004

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

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The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Deborah Raymond, Assoc. Prof. Voice
School of Music, College of Arts and Letters
Northern Arizona University
Flagstaff, AZ
Cell: 928-607-5247
Deborah.raymond@nau.edu
divapug@gmail.com
deborahraymondsoprano.com

TO: City of Flagstaff: Planning and Zoning Commission
FROM: Deborah Raymond
3841 N. Woodridge Way
Flagstaff, AZ 86004

Re: Application for Conditional Use Permit, Case #: PZ-18-00111-02 / AZ2 Wiezel

Dear City Planners and Members of the Planning and Zoning Commission:

This application for a conditional use permit is for a telecommunications facility and tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ 86004.

Because this area is zoned R1, the proposed site is considered "disfavored." Not only is this a residential neighborhood but per city code, it is also classified as a scenic locale as the tower and facility would be located adjacent to the Mt. Elden Environmental Study Area, a local science area and a recreation area with the closest forest service trail approximately 100 feet from the proposed site. Flagstaff City Code (10-40.60.310) states:

a. **Residential Neighborhoods.** Any site in a zone not specified in subsection (E)(1) or (E)(2) of this section is a disfavored site, unless such site has a General Plan designation or current governmental use of industrial or commercial, which may reclassify the site as preferred or neutral, respectively.

c. **Scenic Locales.** Any site along an exposed ridge/line, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission.

The applicant has not been able to prove that this site would be effectively unnoticeable, as a 900 square foot in area and 6-foot high wall is hardly unnoticeable. The "stealth" tower would loom 20 feet higher than the average tree in that vicinity. What more, in the application, the landscape requirements on the east, west, and north of this facility were "waived" by the city project manager, disregarding even further the neighbors and hikers who have enjoyed this natural setting for decades.

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower, nor did they provide adequate support as to why this site was chosen (city code 10-40.60.310 section F.1c and section F.1d). The applicant has not considered more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" [city code 10-40.60.310 section F.1.d(1)]. The applicant has not been forthcoming about other strategies that wireless communication providers have to increase capacity and throughput. Per our city's code, the application for this conditional use permit lacks the merit required for a telecommunications facility in a disfavored zone.

During the public hearing at City Hall on January 9th 2019, the P&Z was provided with many examples of how this proposed telecommunications tower would devalue homes and is

potentially detrimental to the health, safety and/ or welfare of the public. One such speaker was Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan. Mr. Simonsen described how this proposed action is adjacent to three high-pressure natural gas pipelines. Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. One of the explosions was caused by a 3rd party, such as a telecommunications operator. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and he also expressed concern about the tower's proximity to the existing right-of-way. This proposed action would undoubtedly cause disturbances to the pipelines during: construction, operation, maintenance and decommissioning phases. During his presentation to the P&Z, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." During the public hearing another speaker discussed the "Camp Fire," California's deadliest fire that started on November 8th 2018, destroyed 153,336 acres, including 18,804 structures and resulted in 86 civilian fatalities. The Camp Fire was the result of an equipment/ infrastructure failure from a utility that is not dissimilar from the proposed telecommunications facility being considered here. **City Code 10-20.40.050, section E** requires that this conditional use permit be approved only after making certain findings. After reviewing the application and all the evidence provided by opposition parties, this permit cannot be approved by the P&Z because of findings including, but not limited to:

1. This conditional use IS NOT consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located.

2. The granting of the conditional use IS potentially detrimental to the public's health, safety or welfare.

The residents of Flagstaff have spent their lives working and saving so that they can buy a home and enjoy the natural landscape and lifestyle of this mountain town. I ask that that the P&Z uphold the intent of our city's code and deny the request for this conditional use permit. In doing so, the P&Z will help to ensure the safety of Flagstaff residents and preserve the qualities of our residential neighborhood and the underlying reason why we chose to live here.

Best regards,

Deborah Raymond

3841 N. Woodridge Way

Flagstaff, AZ 86004

928-607-5247

TO: City of Flagstaff: Planning and Zoning Commission
FROM: Deborah Raymond
3841 N. Woodridge Way
Flagstaff, AZ 86004

Re: Application for Conditional Use Permit, Case #: PZ-18-00111-02 / AZ2 Wietzel

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The applicant has not been able to prove that this site would be effectively unnoticeable, as a 900 square foot in area and 6-foot high wall is hardly unnoticeable. The "stealth" tower would loom 20 feet higher than the average tree in that vicinity. What more, in the application, the landscape requirements on the east, west, and north of this facility were "waived" by the city project manager, disregarding even further the neighbors and hikers who have enjoyed this natural setting for decades.

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower, nor did they provide adequate support as to why this site was chosen (city code 10-40.60.310 section F.1c and section F.1d). The applicant has not considered more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" [city code 10-40.60.310 section F.1.d(1)]. The applicant has not been forthcoming about other strategies that wireless communication providers have to increase capacity and throughput. Per our city's code, the application for this conditional use permit lacks the merit required for a telecommunications facility in a disfavored zone.

During the public hearing at City Hall on January 9th 2019, the P&Z was provided with many examples of how this proposed telecommunications tower would devalue homes and is

potentially detrimental to the health, safety and/ or welfare of the public. One such speaker was Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan. Mr. Simonsen described how this proposed action is adjacent to three high-pressure natural gas pipelines. Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. One of the explosions was caused by a 3rd party, such as a telecommunications operator. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and he also expressed concern about the tower's proximity to the existing right-of-way. This proposed action would undoubtedly cause disturbances to the pipelines during: construction, operation, maintenance and decommissioning phases. During his presentation to the P&Z, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "pipelines are best served left alone." During the public hearing another speaker discussed the "Camp Fire," California's deadliest fire that started on November 8th 2018, destroyed 153,336 acres, including 18,804 structures and resulted in 86 civilian fatalities. The Camp Fire was the result of an equipment/ infrastructure failure from a utility that is not dissimilar from the proposed telecommunications facility being considered here. **City Code 10-20.40.050, section E** requires that this conditional use permit be approved only after making certain findings. After reviewing the application and all the evidence provided by opposition parties, this permit cannot be approved by the P&Z because of findings including, but not limited to:

1. This conditional use IS NOT consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located.

2. The granting of the conditional use IS potentially detrimental to the public's health, safety or welfare.

The residents of Flagstaff have spent their lives working and saving so that they can buy a home and enjoy the natural landscape and lifestyle of this mountain town. I ask that that the P&Z uphold the intent of our city's code and deny the request for this conditional use permit. In doing so, the P&Z will help to ensure the safety of Flagstaff residents and preserve the qualities of our residential neighborhood and the underlying reason why we chose to live here.

Best regards,

Deborah Raymond

3841 N. Woodridge Way

Flagstaff, AZ 86004

928-607-5247

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Deborah Raymond, Assoc. Prof. Voice
School of Music, College of Arts and Letters
Northern Arizona University
Flagstaff, AZ
Cell: 928-607-5247
Deborah.raymond@nau.edu
divapug@gmail.com
deborahraymondsoprano.com

Neil Gullickson

From: McKenzie Bevirt <mbevirt83@gmail.com>

Sent:

Friday, February 1, 2019 11:25 AM

Tiffany Antol; Neil Gullickson; Mayor and Council

opposition to cell phone tower at 3600 N Fourth St

TO: City of Flagstaff: Planning and Zoning Commission

FROM:

McKenzie Bevirt

4433 S Kathy Rd

Flagstaff, AZ 86005

Re: Application for Conditional Use Permit, Case #: PZ-18-00111-02 / AZ2 Wietzel

Dear City Planners and Members of the Planning and Zoning Commission:

This application for a conditional use permit is for a telecommunications facility and tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ 86004.

Because this area is zoned R1, the proposed site is considered "disfavored." Not only is this a residential neighborhood but per city code, it is also classified as a scenic locale as the tower and facility would be located adjacent to the Mt. Elden Environmental Study Area, a local science area and a recreation area with the closest forest service trail approximately 100 feet from the proposed site. Flagstaff City Code (10-40:60:310) states:

a. **Residential Neighborhoods.** Any site in a zone not specified in subsection (E)(1) or (E)(2) of this section is a disfavored site, unless such site has a General Plan designation or current governmental use of industrial or commercial, which may reclassify the site as preferred or neutral, respectively.

c. **Scenic Locales.** Any site along an exposed ridge/line, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission.

The applicant has not been able to prove that this site would be effectively unnoticeable, as a 900 square foot in area and 6-foot high wall is hardly unnoticeable. The "stealth" tower would loom 20 feet higher than the average tree in that vicinity. What more, in the application, the landscape requirements on the east, west, and north of this facility were "waived" by the city project manager, disregarding even further the neighbors and hikers who have enjoyed this natural setting for decades.

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower, nor did they provide adequate support as to why this site was chosen (city code 10-40:60:310 section F.1c and section F.1d). The applicant

has not considered more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" [city code 10-40.60.310 section F.1.d(1)]. The applicant has not been forthcoming about other strategies that wireless communication providers have to increase capacity and throughput. Per our city's code, the application for this conditional use permit lacks the merit required for a telecommunications facility in a disfavored zone.

During the public hearing at City Hall on January 9th 2019, the P&Z was provided with many examples of how this proposed telecommunications tower would devalue homes and is potentially detrimental to the health, safety and/or welfare of the public. One such speaker was Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan. Mr. Simonsen described how this proposed action is adjacent to three high-pressure natural gas pipelines. Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. One of the explosions was caused by a 3rd party, such as a telecommunications operator. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and he also expressed concern about the tower's proximity to the existing right-of-way. This proposed action would undoubtedly cause disturbances to the pipelines during: construction, operation, maintenance and decommissioning phases. During his presentation to the P&Z, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." During the public hearing another speaker discussed the "Camp Fire," California's deadliest fire that started on November 8th 2018, destroyed 153,336 acres, including 18,804 structures and resulted in 86 civilian fatalities. The Camp Fire was the result of an equipment/ infrastructure failure from a utility that is not dissimilar from the proposed telecommunications facility being considered here.

City Code 10-20.40.050, section E requires that this conditional use permit be approved only after making certain findings. After reviewing the application and all the evidence provided by opposition parties, this permit cannot be approved by the P&Z because of findings including, but not limited to:

1. This conditional use IS NOT consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located.

2. The granting of the conditional use IS potentially detrimental to the public's health, safety or welfare.

The residents of Flagstaff have spent their lives working and saving so that they can buy a home and enjoy the natural landscape and lifestyle of this mountain town. I ask that that the P&Z uphold the intent of our city's code and deny the request for this conditional use permit. In doing so, the P&Z will help to ensure the safety of Flagstaff residents and preserve the qualities of our residential neighborhood and the underlying reason why we chose to live here.

Best regards,

Mckenzie Bevirt

4433 S Kathy Rd

Flagstaff, AZ 86005

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Dear Planning and Zoning Commission-

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This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's restriction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

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Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." "Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.
Sincerely,

Carrie Cowger

1621 E Arrowhead Ave
Flagstaff, AZ 86004

From: Juliana Suby <juliana.suby@gmail.com>
Sent: Wednesday, January 30, 2019 2:55 PM
To: Neil Gullickson
Subject: Fwd: Quick question before neighborhood meeting

Greeting Mr. Gullickson and/or Ms. Antol-

I was wondering if you could clarify a couple things for me before the meeting tonight.

1) Why was the location at 3600 N. 4th St. considered a disfavored site? Was it because of:
a. **Residential Neighborhoods.** Any site in a zone not specified in subsection (E)(1) or (E)(2) of this section is a disfavored site, unless such site has a General Plan designation or current governmental use of industrial or commercial, which may reclassify the site as preferred or neutral, respectively.

Does it also classify as the following. Why or why not?
c. **Scenic Locales.** Any site along an exposed ridge/line, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission.

Question 2:
Why is a residential neighborhood considered disfavored? Meaning, what characteristics does a cellphone tower have that would make it not fit into a residential neighborhood or what characteristics does a neighborhood have that would make a tower disfavored? Why is it classified this way? Why does it need a Conditional Use Permit in the first place?

Thank you very much,
Juliana

Neil Gullickson

From: bonnerform@aol.com
Sent: Sunday, February 3, 2019 8:52 PM
To: Neil Gullickson
Subject: Cell Tower

Sir, please deny the cell tower application PZ-18-00111-02 at North 4th Street. Pinnacle and Verizon have been very misleading as to their agenda. No alternate sites, disfavored zone, dangerous site next to high-pressure pipelines, existing excellent coverage, no need for further capacity, and imminent obsolete conditions for their proposed tower. There is no need. They have lied about the coverage, and the church wants financial help, and they are secretive about what they will receive. Please sir, so many professional people in the area of telecommunications, health risks, and pipeline danger excavation have presented their correct and up-to-date findings. Please sir, deny the application. If they really need a new tower, there are so many other possible sites that would serve them better. Thank You. Alan Bonner, 2110 skyline drive.

Neil Gullickson

From: JAMES D SETTLES <jnssettles@msn.com>
Sent: Monday, February 4, 2019 10:57 AM
To: Neil Gullickson
Subject: Proposed cell tower

Neil,
I have read most of the opposition letters regarding the proposed cell tower at 3600 N Fourth street and I strongly agree with their content.
Aside from the potential safety hazards that it would expose our neighborhood to and especially the children in preschool at Trinity Heights, a cell tower is an eyesore that would, undoubtedly, have a negative impact on our very desirable neighborhood and diminish our property values.
Please reject this proposal.
Best regards,
James Settles
1500 E. Appalachian Rd.
Flagstaff, AZ 86004
02/04/2019

Neil Gullickson

From: Juliana Suby <juliana.suby@gmail.com>
Sent: Monday, February 4, 2019 11:29 AM
To: Neil Gullickson
Cc: Tiffany Antol; michelle.lamoureux@pinnacleco.net
Subject: Re:

Neil,

Oh yes, I agree with you completely that the Commission will be interesting in hearing and receiving comments from all interested parties. What I don't agree with is that the public document which was used to summarize the mandatory neighborhood meeting is where the church meeting was documented. That was not appropriate as after the meeting, Michelle assured me that it wasn't part of the public record. What I pointing out is that the way in which it was submitted is wrong. Being in the same document and in bold at the end of the summary of the neighborhood meeting is not where it belongs. The placement is intentional. Should Michelle or the church wish to summarize that they held a private meeting, it is my belief that they should do so in a separate letter like the rest of us have had to do, not as part of the public neighborhood meeting summary. Otherwise, they should have held the two meetings together. Yet again, the process of this application has been very, very, concerning and troubling to me.

Juliana

On Mon, Feb 4, 2019 at 10:27 AM Neil Gullickson <Ngullickson@flagstaffaz.gov> wrote:

Juliana, The Commission will be interested to hear and receive comments from any and all interested parties. Letting the Commission know that a meeting with the church and parents was held, is appropriate. I will include your concerns voiced here by including your e-mail with the other communications I have received in regard to the cell tower and forward to the Commission late this week..

Neil Gullickson, AICP

Planning Development Manager

928-213-2614

ngullickson@flagstaffaz.gov

From: Juliana Suby <juliana.suby@gmail.com>

Sent: Monday, February 4, 2019 10:09 AM

To: Neil Gullickson <Ngullickson@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>;

michelle.lamoureux@pinnacleco.net

Subject:

Greetings Mr. Gullickson, Ms. Antol, and Ms. Lamoureux,

At the meeting on January 30th, Ms. Lamoureux assured me that the church meeting held on the 29th would not be part of public record. The applicant opted to not combine the neighborhood and church meetings. The last paragraph on the summary of the meeting says in BOLD letters that there was a meeting held the night before with church members. If Ms. Lamoureux wanted that part of public record, the meetings should have been combined. We also don't know if all church members were in favor or not as we didn't hear from all of them. Regardless, the meeting was not part of public record and should be scratched from the "public record" document.

Sincerely,

Juliana Suby

"A meeting with the church members and Ark parents was held the night before, approximately 30 people attended, 25 church members and 5 neighbors. The church members were in favor of the wireless communication site and just wanted information. The five neighbors that attended were in opposition, they also attended the public neighborhood meeting on January 30, 2019."

Neil Guillickson

From: Carol Orrill <carolina.orrill@gmail.com>
Sent: Monday, February 4, 2019 11:56 AM
To: Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Guillickson
Subject: PLEASE DENY CELL TOWER ON 4th ST.

FROM Carol Orrill

3851 N. Forest Brook St.
Flagstaff, AZ 86004

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:
- It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
 - Existing towers cannot accommodate the proposed telecommunications facility;
 - Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
 - It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
 - Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health, safety or welfare.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning Commission was provided with many examples of how this proposed telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The applicant is proposing to put the telecommunications tower, including a lightning rod and a high-voltage power supply, directly adjacent to three paralleling high-pressure gas pipelines on the edge of the Coconito National Forest.

Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing on January 9th. Mr. Simonsen described how his first contact with the applicant had occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site plans provided by the applicant and used by Planning and Development Services during their review of the application, show the proposed telecommunications facility on the gas pipeline right-of-way. Mr. Simonsen described how these pipelines are among the oldest in the country and he warned of the dangers caused by any impact or disturbance to them.

It is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This cell tower would undoubtedly cause disturbances to these pipelines during construction, operation, maintenance and decommissioning phases. During his presentation to the commission, Mr. Simonsen said, "our number one focus is

Thank you for considering these comments.

- b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.
- a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and deny the request for this CUP for a cell tower in a residential zone because:

CONCLUSION
Review (1)(2)(3)).

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6.

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers)

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

proposed location. presentation that showed how the applicant's RF Design Analysis was misleading and did not justify the need for a tower at the performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint During the public hearing on 1/9/2019, a speaker opposing the application provided a RootMetrics coverage map showing that cell with no data for the proposed tower location nor for the stated objective area. On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps

- Around 52% of American households are wireless only for voice service;
- In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, "there is a need in this area" but provided no support relevant to the area, only nation-wide statistics, for example:

(Flagstaff Zoning Code 10-20.30.020 APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review). The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the Zoning Code requires them to do so

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

- Study Area.
- It is in a residential neighborhood, zoned R1, and;
- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental

E.3, Disfavored Sites) because:

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

take the risk of putting a cell tower in this situation. undoubtedly be detrimental to the public health safety and welfare. I ask the Planning and Zoning Commission if it is really willing to the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these pipelines would

Neil Gullikson

From: Daniel Folke
Sent: Monday, February 4, 2019 2:18 PM
To: Neil Gullikson
Subject: FW: Cell Tower at 3600N 4th St

Neil, more public comment for P&Z.
Thanks
Dan

Daniel Folke, AICP
Interim Community Development Director
928-213-2630

From: bonnerform@aol.com <bonnerform@aol.com>
Sent: Sunday, February 3, 2019 8:36 PM
To: Daniel Folke <DFolke@flagstaffaz.gov>
Subject: Cell Tower at 3600N 4th St

Sir, I am opposed to the application for the above cell tower. I have attended all the meetings, and so much is obvious of inherent danger and the unneeded tower construction. Please consider: This is a very unfavorable site--schools, residences, preschools, environmental study area, etc are basically right at the location. Vague, incomplete data from the applicant-Coverage is excellent, complaints are non-existent, and future capacity is not needed as this part of Flagstaff has very limited growth. Pinnacle has repeatedly misinformed as to the "need". Also, sir, there is real danger from excavation and added utilities with the major high-pressure pipelines adjacent to the site. (Pinnacle was unbelievably unaware of their existence and the danger involved.) Sir, this type of tower may also be shortly obsolete! Please understand the concerns of those that oppose are more than emotional or aesthetic. There is danger, and there is no need. The applicants have made no attempt at introducing other sites. There must be a hidden agenda. Thank You, sir. Sincerely, Alan Bonner 2110 Skyline Drive.

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility;
- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
- E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, FLAGSTAFF ZONING CODE 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

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SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

TO: Flagstaff City Manager:
 Barbara Goodrich – bgoodrich@flagstaffaz.gov

City of Flagstaff & Planning and Zoning Commissioners
 Dan Folke – dfolke@flagstaffaz.gov
 Tiffany Antol – tantol@flagstaffaz.gov
 Neil Gullickson – ngullickson@flagstaffaz.gov

FROM **Rodrigo de Toledo**
 3626 N Stone Crest St
 Flagstaff, AZ, 86004
 February 4th, 2019

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health, safety or welfare.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

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Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing on January 9th. Mr. Simonsen described how his first contact with the applicant had occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site plans provided by the applicant and used by Planning and Development Services during their review of the application, show the proposed telecommunications facility on the gas pipeline right-of-way. Mr. Simonsen described how these pipelines are among the oldest in the country and he warned of the dangers caused by any impact or disturbance to them.

It is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This cell tower would undoubtedly cause disturbances to these pipelines during construction, operation, maintenance and decommissioning phases. During his presentation to the commission, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these pipelines would undoubtedly be detrimental to the public health safety and welfare. I ask the Planning and Zoning Commission if it is really willing to take the risk of putting a cell tower in this situation.

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers)

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data for the proposed tower location nor for the stated objective area. During the public hearing on 1/9/2019, a speaker opposing the application provided a RootMetrics coverage map showing that cell performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint presentation that showed how the applicant's RF Design Analysis was misleading and did not justify the need for a tower at the proposed location.

- Around 52% of American households are wireless only for voice service;

wide statistics, for example:

In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, "there is a need in this area" but provided no support relevant to the area, only nation-

APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review). The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the Zoning Code requires them to do so (Flagstaff Zoning Code 10-20.30.020

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

- It is in a residential neighborhood, zoned R1, and;
- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.

February 4, 2019

Rodrigo de Toledo

Thank you for considering these comments.

b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and **deny** the request for this CUP for a cell tower in a residential zone because:

CONCLUSION

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3)).

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Date: February 4, 2019

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

- 1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.
- 2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.
- 3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Rodrigo de Toledo
3626 N. Stone Crest St
Flagstaff, AZ, 86004

Neil Gullickson

From: Hans Magelssen Gunderson <Hans.Gunderson@nau.edu>
Sent: Monday, February 4, 2019 5:38 PM
To: council@flagstaffaz.gov; Neil Gullickson; tantol@flatsaffaz.gov
Cc: Hans Magelssen Gunderson; Juliana Ruby Suby; Margaret Anne Gunderson
Subject: Withdraw Cell Phone Tower Plan from Trinity Heights Methodist Church

Dear Mayor Coral Evans, City Council Members, and Flagstaff Planning and Zoning Commission Members Neil Gullickson and Tiffany Antol,

We are writing to strongly oppose the Conditional Use Permit Application PZ-18-0011-02 for a telecommunications facility and monopole tower in a residential neighborhood zoned R-1, proposed at 3600 North Fourth Street, Flagstaff, AZ.

We have lived at our address 3455 North Fourth Street for over 44 years, and are very concerned about the Verizon plan to put a cell phone tower within a short distance from our home. We are both retired Northern Arizona University Faculty and senior citizens with grave concerns for our welfare and safety.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (City Code 10-20.40.050 section E). The applicant has not proven this for the following reasons:

1) Construction of the tower and facility is within feet of an aging national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire with multiple fatalities. The original application's construction plans had the tower and electrical supply within the gas pipeline easement, which is not permitted.

2) Longterm exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3) There are proven negative impacts on property of neighbors, which affects their welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored" site for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower, and they have failed to identify alternative sites where they could locate their tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare and safety, it wouldn't uphold one of the missions of the Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff". Allowing a cell phone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error. We as longterm residents of Flagstaff ask for your full understanding of our request to withdraw this tower proposal.

Thank you for your consideration.

Sincerely,

Hans M. Gunderson
Professor of Chemistry Emeritus

Northern Arizona University
Flagstaff, AZ 86011

Margaret S. Gunderson
Principal Lecturer Emerita
School of Music
Northern Arizona University
Flagstaff, AZ 86011

Home Address:
3455 North Fourth Street
Flagstaff, AZ 86004

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Date: February 4, 2019

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

- 1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.
- 2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.
- 3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunications tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Patricia Murphey
3626 N. Stone Crest St
Flagstaff, Az, 86004

From: Ed Zerylnick <ez4321@gmail.com>
Sent: Monday, February 4, 2019 10:06 PM
To: Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Gullickson
Subject: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

TO: Flagstaff City Manager Barbara Goodrich
City of Flagstaff Planning and Zoning Commissioners
Dan Folke
Tiffany Antol
Neil Gullickson

FROM Ed Zerylnick
2141 E Skyline Drive
Flagstaff AZ 86004

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
 - B. Existing towers cannot accommodate the proposed telecommunications facility;
 - C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
 - D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
 - E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).
- The Zoning Code requires that the applicant provide the above information. The applicant

has not provided it.

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT

REQUEST

Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health, safety or welfare.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning Commission was provided with many examples of how this proposed

telecommunications tower is a hazard, a nuisance, and how it would devalue homes.

The applicant is proposing to put the telecommunication tower, including a lightning rod and a high-voltage power supply, directly adjacent to three paralleling high-pressure

gas pipelines on the edge of the Coconio National Forest.

Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing

on January 9th. Mr. Simonsen described how his first contact with the applicant had

occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site

plans provided by the applicant and used by Planning and Development Services

during their review of the application, show the proposed telecommunications facility

on

the gas pipeline right-of-way. Mr. Simonsen described how these pipelines are among the oldest in the country and he warned of the dangers caused by any impact or

disturbance to them.

It is essential to understand that Kinder Morgan has experienced two pipeline

explosions, both of which resulted in fatalities, since December 2017. It should be

stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen

expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This

cell tower would undoubtedly cause disturbances to these pipelines during construction,

operation, maintenance and decommissioning phases. During his presentation to the

commission, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these

pipelines would undoubtedly be detrimental to the public health safety and welfare. I

ask the Planning and Zoning Commission if it is really willing to take the risk of putting a cell tower in this situation.

Gas line explosions have the potential of creating massive fireballs and taking out

dozens of

houses as well as causing multiple fatalities - definitely not in the public

interest. This

fact alone is enough to deny this siting. Verizon and Pinnacle need to find another location - one that does not threaten to kill people and destroy homes. Nuff said!

CONCLUSION

I respectfully request that that the Planning and Zoning Commission uphold the intent of the

Zoning Code and deny the request for this CUP for a cell tower in a residential zone because:

a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this

CUP will not be detrimental to the public health, safety or welfare.

Thank you for considering these comments.

Ed Zerylnick

--

Ed Zerylnick

ez4321@gmail.com

In Support of the Cell Tower

Today's society is driven by fear. Driven by fear and ignoring facts can lead to irrational beliefs and out of control emotions. This was evident at the meeting regarding Verizon's plan of installing a cell tower on the back of Trinity Heights United Methodist Church's property. (Tuesday, January 29, 2019 at the church),

This was to be an informational meeting for the member of the church in which others from the neighborhood attended. Although some very good questions were asked, others were not willing to be open minded and opposed anything that Verizon presented. Those who are concerned about EMIs and RFS can limit use of cell phones, have corded landlines, and wired routers.

I support the location of the cell tower because cell coverage is inadequate in meeting current needs of those in the adjacent area. Most of us have computers as well as cell phones and rely on both for communication and information.

I have read the literature and visited suggested websites. As long as Verizon is operating within the guidelines and standards as mandated by federal agencies, we have nothing to fear. Technology is an integral part of the public sector. Schools, hospitals, and businesses need adequate cellular support. Adding a cell tower is expensive and would not take place unless necessary. Trinity Heights UMC site meets the requirements as stated by Verizon and city standards.

Sincerely,

Margaret Van Cleve
111 E. Oak Ave. #14
Flagstaff, AZ 86001

email: mvan39@gmail.com 928-226-9115

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility;
- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
- E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, FLAGSTAFF ZONING Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

FROM: John Paul Roccaforte
1110 E. Appalachian Rd. Flagstaff, AZ 86004

Barbara Goodrich – bgoodrich@flagstaffaz.gov
City of Flagstaff & Planning and Zoning Commissioners
Dan Folke – dfolke@flagstaffaz.gov
Tiffany Antol – tantol@flagstaffaz.gov
Neil Gullickson – ngullickson@flagstaffaz.gov

TO: Flagstaff City Manager:

- It is in a residential neighborhood, zoned R1, and; The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

situation. and Zoning Commission if it is really willing to take the risk of putting a cell tower in this undoubtedly be detrimental to the public health safety and welfare. I ask the Planning "Pipelines are best served left alone." A tower anywhere near these pipelines would Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and maintenance and decommissioning phases. During his presentation to the commission, undoubtedly cause disturbances to these pipelines during construction, operation, pipeline and about the tower's proximity to the existing right-of-way. This cell tower would concern that this proposed action requires an underground power source to cross the similar third-party entity caused one of the explosions. Mr. Simonsen expressed his both of which resulted in fatalities, since December 2017. It should be stressed that a it is essential to understand that Kinder Morgan has experienced two pipeline explosions,

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pipelines on the edge of the Coconino National Forest. a high-voltage power supply, directly adjacent to three paralleling high-pressure gas applicant is proposing to put the telecommunication tower, including a lightning rod and telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The Commission was provided with many examples of how this proposed During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

safety or welfare. Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health.

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use and section B.1.f Land Use

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers)

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data for the proposed tower location nor for the stated objective area. During the public hearing on 1/9/2019, a speaker opposing the application provided a RootMetrics coverage map showing that cell performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint presentation that showed how the applicant's RF Design Analysis was misleading and did not justify the need for a tower at the proposed location.

- Around 52% of American households are wireless only for voice service;

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the Zoning Code requires them to do so (Flagstaff Zoning Code 10-20.30.020 APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review). In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, "there is a need in this area" but provided no support relevant to the area, only nation-wide statistics, for example:

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.

Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3)).

CONCLUSION

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and **deny** the request for this CUP for a cell tower in a residential zone because:

a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

Thank you for considering these comments.

Sincerely,

John Paul Roccatorte

1110 E. Appalachian Rd, Flagstaff, AZ 86004

From: Tiffany Antol
Sent: Tuesday, February 5, 2019 5:53 PM
To: Neil Gullickson
Subject: FW: Cell tower at 3600 N 4th St

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

-----Original Message-----
From: Diane Traylor <diane.e.traylor@gmail.com>
Sent: Tuesday, February 5, 2019 5:24 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Cell tower at 3600 N 4th St

Dear Tiffany-

I have attended the meetings on the construction of a cell tower on the property of the United Methodist Church at 3600 N 4th St. and listened to the presentations. I am opposed to erecting a tower at this location since it is in a neighborhood and thus an unfavorable location according to the contractor's own ratings. The impression I get from the representatives for construction of the tower is that this tower is a necessity at this location. I did not find their arguments compelling and believe that since the deal was already worked out with the church they are just waiting for the stamp of approval from the church. I am a Verizon customer on North Steves and have no dropped calls, no interruption in service or other issues. Approval of this tower is not only unnecessary but may encourage me to switch providers.

Thank you,
Diane Traylor
3833 N Steves Blvd
Flagstaff, Az 86004
928-607-1368

From: Gloria Auler <auler446@yahoo.com>
Sent: Tuesday, February 5, 2019 6:23 PM
To: Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Gullickson
Subject: Please deny conditional use permit for cell tower in Shadow Mountain neighborhood

Dear City Staff,
Please deny the Conditional Use Application from Pinnacle Consulting for a 60" Cell Tower in the Shadow Mountain Neighborhood. The height of this proposed tower is equivalent to a six story building and the power point the consultants give are misleading about the height of the tower.
For a conditional use permit our city regulations state that the applicant "must show compatibility with the surrounding area" This application does not meet that standard.
Residential Neighborhoods and Scenic Locals near public trails and outdoor recreation areas are identified by our city regulations as being unsuitable for tower locations.
This tower would be visible driving into the Shadow Mountain Neighborhood and the Skyline Neighborhood, and impact the views of Mt Elden for homes in those areas.
This site is adjacent to trails used for hiking and biking, and the Mount Elden Environmental Study Area, whose trailhead is adjacent to the Church property.

Finally, this tower is not necessary. According to antennasearch.com there are 34 towers and 636 antenna cell sites on buildings or other structures within a 4 mile radius of this site. Most cell towers in the US are no longer owned by the telecommunications giants, but have been sold off to other corporations. Unfortunately this has created a financial incentive to build too many towers in order to undercut existing leases.

This is a quote from a website of a consultant on tower leases:

"Unfortunately, we will start to see an increase in cell tower lease terminations (i.e. churn) in the not so distant future. Why? Because carriers are less willing to accept high-dollar sites, especially when they have build-to-suit tower companies that are willing to make questionable investment decisions to build new towers next to existing towers."

Here is an excerpt from a letter from American Tower Corporation which is the owner of the tower that is just 3 and a half blocks down fourth street, and who currently has Verizon as a lessee of their tower.

May 31, 2018

To Whom It May Concern:

I am writing to you today to share my concern regarding the practice of building towers in close proximity to existing towers. American Tower (ATC) believes that building such towers is unnecessary, short-sighted and reckless. It harms existing landlords, needlessly clutters otherwise peaceful neighborhoods, wastes precious resources and does nothing to improve the coverage, capacity or quality of today's stressed wireless networks. It could even delay the badly needed

deployment of next-generation wireless technologies. This practice is not sustainable or scalable, is bad for our communities and bad for our country, and reflects poorly on the entire wireless industry. At ATC, we pride ourselves on conducting our business in an ethical and professional manner in each of the 16 countries where we operate, and we care about the communities we serve. It is also important to us that the vendors we work with share these core values. It is for these reasons that we have decided that we will no longer work with vendors who choose to participate in this destructive and harmful practice.

Sincerely,

Jared Morley
Director – Supply Chain 919-466-5551 jared.morley@americantower.com

I hope that the Planning and Zoning Commission will deny this request for a permit for a new tower in a residentially zoned area, and insist that existing towers be used.

Thank you,
Gloria Auler
2929 E Matherhorn Dr.
Flagstaff, AZ

Neil Guillickson

From: Barbara Goodrich
Sent: Tuesday, February 5, 2019 7:21 PM
To: Neil Guillickson
Subject: Fwd: Comment on cell phone tower (3600 N 4th)
Attachments: Support Letter 2.docx; ATT00001.htm

Sent from my iPad

Begin forwarded message:

From: Lee Gibbs <bigemma67@gmail.com>
Date: February 4, 2019 at 8:38:25 AM MST
To: bgoodrich@flagstaffaz.gov
Subject: Comment on cell phone tower (3600 N 4th)

Please find my attached support position for this issue.

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Dear Planning and Zoning Commission-

I am writing to strongly support the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). I do not believe this will be detrimental for the following reasons:

1) Construction of the tower and facility is within feet of a national gas pipeline. There is no more construction process or tower operation scenario that could possibly result in an effect on the gas pipeline than present vehicular traffic on the pipeline (I was the certified gas pipeline safety representative at the Snowflake paper mill for 5 years).

2) Long term exposure to non-ionizing radiation generated by cell towers has not been scientifically proven to have an adverse effect on humans or animals per the following (ref American Cancer Society article "Cellular Phone Towers"):

a. First, the energy level of radiofrequency (RF) waves is relatively low, especially when compared with the types of radiation that are known to increase cancer risk, such as gamma rays, x-rays, and ultraviolet (UV) light. The energy of RF waves given off by cell phone towers is not enough to break chemical bonds in DNA molecules, which is how these stronger forms of radiation may lead to

b. A second issue has to do with wavelength. RF waves have long wavelengths, which can only be concentrated to about an inch or two in size. This makes it unlikely that the energy from RF waves could be concentrated enough to affect individual cells in the body.

c. Third, even if RF waves were somehow able to affect cells in the body at higher doses, the level of RF waves present at ground level is very low – well below the recommended limits. Levels of energy from RF waves near cell phone towers are not significantly different from the background levels of RF radiation in urban areas from other sources, such as radio and television broadcast stations.

3) There are no proven negative impacts on property values other than potentially aesthetics affecting an area that is basically a field of weeds and rocks.

The granting of this conditional permit would no more affect the unique character of Flagstaff than the monstrous student housing projects built and planned for construction.

Thank you for your consideration.
Sincerely,

Larry Gibbs
1400 E Appalachian Rd.

Neil Guillickson

From: Barbara Goodrich
Sent: Tuesday, February 5, 2019 7:23 PM
To: Neil Guillickson
Subject: Fwd: Proposed cell tower

Sent from my iPad

Begin forwarded message:

From: JAMES D SETTLES <insettles@msn.com>
Date: February 4, 2019 at 10:28:26 AM MST
To: "bgoodrich@flagstaffaz.gov" <bgoodrich@flagstaffaz.gov>
Subject: Proposed cell tower

Dear Barbara,
I have read most of the opposition letters regarding the proposed cell tower at 3600 N Fourth street and I strongly agree with their content.
Aside from the potential safety hazards that it would expose our neighborhood to and especially the children in preschool at Trinity Heights, a cell tower is an eyesore that would, undoubtedly, have a negative impact on our very desirable neighborhood and diminish our property values.
Please reject this proposal.
Best regards,
James Settles
1500 E. Appalachian Rd.
Flagstaff, AZ 86004
02/04/2019

OPPOSITION LETTER

TO: City of Flagstaff Planning and Zoning Commissioners &
Barbara Goodrich, City Manager – bgoodrich@flagstaffaz.gov
Dan Folke, Planning and Development – dfolke@flagstaffaz.gov
Tiffany Antol, Planning and Development – tantol@flagstaffaz.gov
Neil Gulliksson, Planning and Development – ngulliksson@flagstaffaz.gov

FROM Carrie Warman
1785 E Appalachian Road

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

Dear Flagstaff Officials and Planning and Zoning Commission,

Please deny Pinnacle Consulting's bad faith application for a conditional use permit to build a communications tower in a disfavored R1 zone. This tower poses a clear threat to public safety. The Planning and Zoning Commission cannot make the findings required to approve this permit (10-20,40,050E).

Cellular base stations are inappropriate for residential zones, and Flagstaff's Zoning Code does not permit them without rigorous review of additional site-specific requirements, which the applicant failed to meet. It would be hard to find a worse location for a high voltage cell tower, infamous for electrical fires, than the edge of 1.9M acres of dry forest, adjacent to highly volatile natural gas pipelines, and in a neighborhood of families and infant daycare facilities.

Their proposal absolutely endangers the health, safety, and welfare of the public. Wildfires and pipeline explosions have killed hundreds of people and cost billions in property damage in recent years. The negligent placement of this tower at the wildland-urban interface makes these disasters more likely for Flagstaff. It is unconscionable that our lives and properties be risked for the temporary financial benefit of a non-resident (Trinity Heights UM Church) in our Residential zone.

Pinnacle Consulting/Sun State Towers intentionally misled city planners and the public with unsubstantiated claims this tower is critical for Verizon. In truth, Pinnacle profits significantly from polluting Flagstaff with overbuilt towers and steering clients away from the preferred co-location options, rooftop antennas, and technology upgrades required by our zoning code. This should stop. Attached are a few site dangers the applicant failed to consider. You will find ample legal reason to deny the application. Pinnacle Consulting grossly mischaracterized the concerns of affected residents and demonstrated, on several occasions, painful disregard for neighborhood safety. If you would like additional information about any of the items below, please do not hesitate to contact me. Thank you for serving our city!

Most gratefully,



OPPOSITION LETTER

Supporting Information

A. Increases Local Natural Gas Pipeline Explosion Risk

1. **Third party excavations (like this proposal) caused 40% of pipeline incidents, 141 fatalities, 370M in damages over 20 years.** (Pipeline and Hazardous Materials Safety Administration, A Study on the Impact of Excavation Damage on Pipeline Safety, 2013)
2. Welding sparks and high voltage wires are common ignition sources for pipeline explosions. (Pipelines and Informed Planning Alliance, 2010)
3. Excavation exposes pipeline to elements and increases **dangerous corrosion**. Adjacent pipelines are among the oldest in the country and corrosion is a serious problem. **400+ urgent repairs to AZ pipelines are made each year.** (Pipeline and Hazardous Materials Safety Administration, Arizona State Program Metrics, 2017)

4. **Insufficient grounding of lightning rods causes induced Ground Potential Rise (GPR) that could trigger serious pipeline incidents.** This proposal does not comply with IEEE Std. 1692-2011, "IEEE Guide for the Protection of Communication Installations from Lightning Affects" (IEEE Power and Energy Society, 2011)
5. Paved parking lot above this section of pipeline **restricts proper inspection** and increases risks of catastrophic failure. Paved lots are not recommended over pipelines.

- a. The San Bruno pipeline explosion left 8 dead and 40 homes entirely incinerated. Cause was a seam failure that was not inspected/detected due to development.

6. **Preventing encroachment and unnecessary development near pipelines is a federal management best practice.** (Pipeline and Informed Planning Alliance, 2010)

- b. **2003 Kinder Morgan explosion in Tucson increased pipeline safety guidelines.** (Pipeline and Hazardous Materials Safety Administration, Arizona State Program Metrics, 2017)

B. Increases Wildfire Risk

1. **Cell tower electrical fires are very common and difficult to extinguish.** Welding, wiring accidents, nesting birds, defective materials, improper grounding, and faulty construction are primary causes.
2. **Tower collapses contribute to wild fires.** High wind, materials failures, overburdening, vandalism, falling trees, and wildfires are common causes of tower collapse. Verizon Wireless utility pole collapse was responsible for starting the 4k acre Canyon Fire in 2007. (California Public Utilities Commission, 2008).

3. **Insufficiently grounded lightning rods presents a high fire risk.** Cell towers attract increased lightning to nearby areas. Ground Potential Rise (GPR) could cause catastrophic damage to

OPPOSITION LETTER

pipeline and to tower. This proposal does not comply with IEEE Std. 1692-2011, "IEEE Guide for the Protection of Communication Installations from Lightning Affects". (IEEE Power and Energy Society, 2011)

4. Large amount of diesel fuel (250 gallons) commonly contained in the back-up generator for base stations. Applicant does not disclose this anticipated hazard. This should be setback further from pipeline (100' min) and residences (200' min) to reduce damage in the case of fire or spill. (Transportation Research Board, 2004)

5. The frequency of western US wildfires increased by 400% since 1970. Arizona is among the most damaged states.

C. Negatively Impacts Property Values

1. Infiltration of Commercial, Industrial, or Non-conforming use negatively impact values. (US Department of Housing and Urban Development)

2. "Residential neighborhoods in which zoning or covenants are lacking or are not effectively enforced are often subject to a decline in desirability." (US Department of Housing and Urban Development)

3. Weakly enforced zoning codes reduce home values (Rosenthal, 2005).

4. HUD officially categorizes cell towers as a "hazard and a nuisance" and requires appraisal include negative impact on marketability. (US Department on Housing and Urban Development, 2012)

5. Studies and market analysis repeatedly demonstrate reduced property values and desirability near visible cell towers.

a. As awareness of health and safety risks increases, these effects are more pronounced. Numerous municipalities have enacted moratoriums on macro towers like these near residential areas and are suing to prevent 5g micro towers due to public opposition.

6. Churches enjoy CUP in residential zones and the allowance of "piggybacking CUPs" makes neighborhoods with several churches unpredictable and undesirable.

D. Detrimental to Public Welfare-Privacy/Enjoyment/Wellbeing

1. Common surveillance/security devices on towers intrudes into privacy of yards and hiking trails.

2. Trails will have spoiled views and be at increased risk for wildfires and pipeline explosion.

3. Cell towers attract vandalism, wall graffiti, and battery/copper/fuel theft.

OPPOSITION LETTER

4. Serious health risks associated with electromagnetic fields reduce enjoyment of area and will even force some people from their homes.
 5. An abundance of peer reviewed scientific study demonstrates negative effects of RF radiation on wildlife, including insects, birds, and other vertebrates.
 6. Dozens of residents have shared their personal perspectives on how detrimental approving this conditional use permit would be to them. Reference the Jan 9 P&Z Commission Public Hearing and associated letters from the public.
- E. Public safety Communication Network has no net gain**

1. First Net (First Responder Network Authority) is the public safety, highspeed, broadband network designed by Congress to meet the exclusive needs of the emergency personnel. All 50 states have "opted in" and developed state-wide plans.
 - a. Arizona is in second year of building the network with ATT.
 - b. ATT is upgrading the technology on its existing towers to maximize capacity.
 - c. ATT is adding 40 in remote parts of AZ for this network.
 - d. First Responders will have priority/preemption over all traffic if needed.
 - e. Commercial users benefit from this network's capacity during emergencies.
2. First Responders and Emergency personnel also use radio systems with their own channels and are not dependent upon the cellular broadband for communication.
3. Santa Clara fire fighters sued Verizon for intentionally slowing emergency communications during the largest wildfires in CA history. (Sacramento Bee, 2018).
4. The International Association of Firefighters Union, representing over 330K firefighters, is AGAINST commercial antennas on its facilities because of the dangers of radiation it believes they pose to personnel.
(International Association of Fire Fighters, n.d.)
5. Personal cell phones can use ANY AVAILABLE NETWORK to dial 911. This is a federal law.
<https://www.fcc.gov/consumers/guides/911-wireless-services>

OPPOSITION LETTER

References

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Neil Gullickson

From: Stanley Cornforth <pdq23t@yahoo.com>
Sent: Tuesday, February 5, 2019 10:52 PM
To: Neil Gullickson
Subject: Fw: Opposition to Pinnacle/Verizon cell tower Trinity Heights United Methodist Church

----- Forwarded Message -----

From: Stanley Cornforth <pdq23t@yahoo.com>
To: "tantol@flagstaffaz.gov" <tantol@flagstaffaz.gov>
Sent: Tuesday, February 5, 2019 10:46:23 PM MST
Subject: Opposition to Pinnacle/Verizon cell tower Trinity Heights United Methodist Church

My name is Stan Cornforth residing at 1795 E Appalachian Rd, Flagstaff Az, 86004. I am writing today February 5th, 2019 in opposition to the unproven need of an additional Verizon cell tower located on property of Trinity Heights United Methodist Church. This is an unfavored sight in a R1 residential neighborhood, namely Shadow Mountain. I have attended both informative public meetings by Verizon, met with the pastor and a church board of trustees representative, one neighborhood meeting and the P and Z meeting held on January 9th 2019. At none of these meetings has Verizon demonstrated an overwhelming need for this tower. They have not proved this is the only sight that can meet their needs. I believe there is great possible danger to the area residents and church people because of possible underground disturbance of the three seventy year old gas pipelines located under ground behind the church and within twenty five feet of the pipeline because electrical lines will have to cross under the pipelines to supply power to the cell tower. Pipelines are best left undisturbed at this age.

Nation wide the devaluation of homes located close to cell towers range from two percent to as high as twenty percent. Most homes close to the proposed tower are four hundred thousand to nine hundred thousand dollars in value. This would result in a substantial loss to home owners.

This location is located adjacent to the largest virgin stand of Ponderosa Pine in the world including the Mount Elden Environmental Study area.

There are many other reasons I am in opposition to the approval of this tower but they are too numerous to list here. I ask you to consider all information presented to you by my neighbors and deny this conditional use permit to Pinnacle Consulting Inc. and Verizon Wireless.

Thank you,
Stan Cornforth

Neil Gullickson

From: Bennett Edgerly <bennett.edgerly@gmail.com>
Sent: Tuesday, February 5, 2019 11:03 PM
To: Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Gullickson
Subject: Objection to cell tower on north 4th Street

Greetings,

I am a proud Flagstaff resident and I've owned my home in Shadow Mountain for over 2 years. For 8 yrs, I've wanted to live at the base of Mt. Elden adjacent to some of the best hiking in Flagstaff. I was dismayed to learn of plans to install a cell phone tower in my neighborhood.

I am writing to voice my objection to the proposed cell phone tower. My objection is based on several reasons:

1) I believe this project will be detrimental to the public safety of our community because studies have shown RF towers can cause cancer in animals living nearby.
2) Cell phone towers can start fires - not a good plan adjacent to three decades-old gas pipelines in a neighborhood with hundreds of city residents.

3) It is my understanding the proposed site is not zoned for commercial towers and that in order to build in my neighborhood, the project has to exhaust other options. To date, I have yet to see any evidence that the tower is a last-option plan. For example, Macmillian Mesa near Buffalo Park is less populated and would still serve most, if not all, the same areas proposed as the base of Mt. Elden.

4) I just don't believe we are in need of a tower. I drive all around our town and I have yet to find a place where my cell doesn't have service.
5) Finally, these towers are just plain ugly. If you've seen the tower behind Sonic on 4th street, you would agree this isn't close to a discreet tower and is an eyesore anywhere - especially in our local forests along popular hiking trails.

Finally, I must speak to the way the consultants hired to gain Flagstaff-approval have conducted themselves with me and my neighbors. They have been condescending, rude, and dismissive. When confronted with evidence, they have dismissed this evidence as crap anyone could find on the internet. Their summary of our public discourse was disgracefully dishonest and one-sided. Do not trust their version of our discussion, because what I heard was almost uniform rejection of their proposal.

I urge you to reject this proposed tower on behalf of me and my family and our fellow citizens.

Bennett Edgerly
3474 N. Andes Drive
Flagstaff, AZ 86004
2/5/2019

Thanks

Bennett Edgerly

From: Lisa Machina <lisa.machina@hotmail.com>
Sent: Wednesday, February 6, 2019 2:46 PM
To: Tiffany Antoi; Neil Gullickson; Mayor and Council
Subject: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2

Dear Planning and Zoning Commission:

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (City Code 10-20.40.050, section E). The applicant has not proven this for the following reasons:

1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of

Flagstaff, " Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Eiden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Lisa Machina

1110 E Appalachian Rd.

Flagstaff, AZ. 86004

TO: City of Flagstaff: Planning and Zoning Commission

Re: Application for Conditional Use Permit, Case #: PZ-18-00111-02 / AZ2 Wietzel

Dear City Planners and Members of the Planning and Zoning Commission:
I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

1. The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

- It is in a residential neighborhood, zoned R1
- In a scenic locale (Any site along an exposed ridge line, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission). The proposed site is adjacent to public trails and is adjacent to a designated Forest Service, Environmental Study Area of which is used by several local elementary schools. This tower would impact the character of our neighborhood, an urban wilderness interface and our existing view-shed.

The applicant has not been able to prove that this site would be effectively unnoticeable, as a 900 square foot in area and 6-foot high wall is hardly unnoticeable. The "stealth" tower would loom 20 feet higher than the average tree in that vicinity. Furthermore, the landscape requirements on the east, west, and north of this facility were "waived" by the city project manager, disregarding even further the neighbors and hikers who have enjoyed this natural setting for decades. A Forest Service trail is just north of the proposed site and a tower would be highly visible for recreationist.

- Construction of the tower will disrupt existing utilities. Construction of the tower and facility is within feet of a national gas pipeline. Original site plans had the tower and electricity supply line within the gas pipeline easement. Either an oversite or gross negligence.

During the public and neighborhood meeting, several people describe how these pipelines are among the oldest in the country and if possible best served to be left alone for safety reasons. This specific area of pipe line is also covered with an asphalt road and limits the ability to inspect for leaks and who knows what condition these pipe lines are in after years of being driven over. This cell tower would undoubtedly cause disturbances to these utilities. Furthermore, a telecommunications tower, including a lightning rod and a high-voltage power supply, directly adjacent to three parallel high-pressure gas pipelines on the edge of the Coconino National Forest is putting the public's health, safety and welfare at an unnecessary risk.

- **Not maximizing use of existing towers (city code 10-40.60.310 section F.1).** The applicant, Pinnacle Consulting Inc., did not justify the need for this tower, nor did they provide adequate support as to why this site was chosen (city code 10-40.60.310 section F.1c and section F.1d). The applicant has not been forthcoming about other strategies that wireless communication providers have to increase capacity and throughput. Per our city's code, the application for this conditional use permit lacks the merit required for a telecommunications facility in a disfavored zone. **There is a cell tower already .7 miles away, and several others within 2 miles of 4th street.** Also why put a cell tower at the end of city limits, where growth for this part of the city has been at capacity since the 1980s. If capacity off-loading is the central reason for this tower, then there should be plenty of towers and existing infrastructure to so within this part of flagstaff. If new infrastructures are needed would they not be best served in the heart of the city where growth is steady. **I suggest the city planners put some forethought on maximizing efficiency for existing and new telecommunications.**
- **Negative impact to property value** Flagstaff Zoning Code Section 10-10.20.020 B specifically aims to: **Protecting landowners from adverse impacts of adjoining developments, protecting and enhancing real property values.**

2. **Health risk:** A simple google search produced over 75,000,000 hits on topics related to cell tower and health. National Institute of Health, PubMed database, has 200+ peer reviewed articles on the impact of wireless radiation. International Association of Fire Fighters (IAFF) oppose the use of fire station as base stations for telecommunications towers until a study on health effects is conducted. **With so many uncertainties** why put our residential neighborhoods, schools, daycares and churches at risk.

The residents of Flagstaff have spent their lives working and saving so that they can buy a home and enjoy the **natural landscape** and lifestyle of this **mountain town**. I ask that the P&Z uphold the intent of our city's code and integrity of Flagstaff's urban wilderness interfaces and deny the request for this conditional use permit. In doing so, the P&Z will help to ensure the safety of Flagstaff residents and preserve the qualities of our residential neighborhood and the underlying reason why we chose to live here.

Best regards,

Mike Stoddard
1790 E. Appalachian Rd
Flagstaff, AZ 86004

Neil Gullickson

From: Teresa Peterson <mtnhome8@gmail.com>
Sent: Wednesday, February 6, 2019 3:56 PM
To: Neil Gullickson; tantal@flagstaffaz.gov; Daniel Folke
Subject: Peterson letter regarding Pinnacle Consulting Record of Proceedings Neighborhood Meeting Summary Notes of 1-30-19

Re: Pinnacle Consulting Record of Proceedings Neighborhood Meeting Summary Notes for the Application for Conditional Use Permit PZ-8-00111-02 / AZ2 Wietzel

I have just reviewed the Record of Proceedings emailed by Pinnacle Consulting. Upon review of the Neighborhood Meeting Summary Notes dated January 30, 2019 I am shocked by the inaccuracy, inadequacy and incompleteness of this section and recommend that it be removed from their submission. I base this on the very clear recording I took of this meeting. As an example of how they changed our questions and statements I have used my questions as shown below. They seem to be changed to fit Pinnacle's agenda.

I did not mention "Cancer" in question 21 and I did not say "Presenter" in question 20. They assured us they were recording. I believe folks attending the meeting assumed Pinnacle would be typing up the meeting questions and statements close to verbatim in order for Planning & Zoning, or anyone interested, to discern what really was said at the meeting. That did not happen.

The extent that our questions were condensed and changed make Pinnacle's answers look good. However, this is extremely disheartening to all of us who thought what we had to say mattered and that we were not just supplying a quick and easy requirement for them to submit to you.

Also, in my opinion, Pinnacle Consulting's unprofessional comment at the end of this Summary seemed a biased opinion/judgement. It appears to demean the people attending this meeting. Perhaps directed to Planning & Zoning in hopes of swaying your opinion. **Derogatory** statements that were shouted at the presenter were left out of summary.

Just as a side note Michelle Lamoureux (ML) also made a comment at the Church meeting the night before that a few of the neighbors were in attendance and if they became "unruly" they would be removed. I feel this was another pointed and demeaning comment used to set a

negative tone at that meeting. A very sad thing as we who were in attendance wanted to hear what the church members would have to say, as they held separate meetings one for church members on Tuesday and one for neighbors on Wednesday.

Statements 20 and 21 below with my name in yellow is what Pinnacle said I stated. My Correction based on what I recorded is typed below that.

The Pinnacle Summary Stated:

20) Teresa Peterson – (Statement) Makes a comment about the time frame then questions motives because time is limited.

(Intro to my statement 20) - (Peterson's Statement was in response to ML's response to Ms. Suby who said that "she read up on the city code on neighborhood meetings and it says this is a time where the neighborhood can be heard and discuss it as a neighborhood. It is not a hearing right? So why is there a time limit?" ML replied saying "I spoke to the Planner and he said that since Pinnacle was hosting the neighborhood meeting, so they can certainly put a time limit on it." These comments were followed by other requests by neighbors asking for extending past 7 o'clock.

Michelle said that we the neighbors were covering again and again the same topic so no sense in extending." (That statement was not true as a great deal was covered including details of the dangers of the fragile 70 year old gas pipeline, which cannot be serviced because the Trinity Methodist parking lot sits on top of it. One would have to listen to other questions/concerns recorded.)

My actual statement was: "This is our lives, these are our homes and we need this to go as long as you think is necessary. Does that say something that you don't want it to go longer?"

The Pinnacle summary stated: 21) Teresa Peterson – (Question) What responsibility are presenters and Verizon willing to take if kids end up with cancer?

(My actual statement 21) - "We are still studying the potential health effects of electro magnetic radiation and there are mixed results. Studies commissioned by the wireless industry are 250% more likely to find no or minimal health concerns versus studies which are funded from other sources. Based on the results of these studies some countries have completely banned these towers in residential neighborhoods and schools. This proposed tower location is across a narrow parking lot from a daycare and surrounded by residences and a block away from a public school. Here is my question. What responsibility is the church or Pinnacle Consulting willing to take if kids from this daycare or surrounding neighborhoods turn up with health issues linked to this tower?"

***My final comment is regarding Pinnacle's last statement in bold at the end of the Neighborhood Summary Notes which said, "A meeting with the church members and ARK parents was held the night before, approximately 30 people attended, 25 church members and 5 neighbors. The church members were in favor of the wireless communication site and just wanted information...."

Once again this seems to be an opinion/judgement on Pinnacle's part with hopes to gain support for the cell tower. There was no vote by the church members in attendance, in regards to the cell tower, at that meeting. Some church members in attendance have expressed that they are against it. (ML also assured us that the church meeting was private and would not be part of public record. Thus, this part should not be included in the Neighborhood Meeting Summary Notes).

My suggestion to Planning and Zoning would be to strike this section based on its inaccuracy, inadequacy and incompleteness. I recommend that it be removed from their submission to you.

Respectfully submitted,

Teresa Peterson
1475 E. Appalachian Road
Flagstaff, AZ

Neil Gullickson

From: Mar Elise Hill <Mar-Elise.Hill@nau.edu>
Sent: Tuesday, February 5, 2019 11:00 AM
To: Tiffany Antol
Cc: Neil Gullickson
Subject: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and mono-pine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower, and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Mar-Elise Hill

2620 N. Center St.

Flagstaff, AZ 86004

Neil Gullickson

From: Daniel Folke
Sent: Tuesday, February 5, 2019 11:17 AM
To: Neil Gullickson
Cc: Tiffany Antoi
Subject: FW: Please deny the permit for the cell tower
Attachments: Rodrigo's Opposition Letter.docx

For P&Z ...

Daniel Folke, AICP
Interim Community Development Director
928-213-2630

From: Rodrigo de Toledo <rodrigobdetoledo@gmail.com>
Sent: Monday, February 4, 2019 4:51 PM
Subject: Please deny the permit for the cell tower

Dear City Manager and Planning and Zoning Commissioners,

I would like to ask you to deny the permit for the cell tower construction as stated in my attached letter.

Thank you for your consideration,

Rodrigo de Toledo
3626 N Stone Crest St
Flagstaff, AZ, 86004

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Date: February 4, 2019

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

- 1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's restriction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.
- 2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.
- 3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunications tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Rodrigo de Toledo
3626 N. Stone Crest St
Flagstaff, Az, 86004

Neil Gullickson

From: Ginger <brightmoonfire@gmail.com>
Sent: Tuesday, February 5, 2019 11:48 AM
To: Daniel Folke; Tiffany Antol; Neil Gullickson
Subject: FW: COMMENTS on the Application for Conditional Use Permit for a celltower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

Sent from Mail for Windows 10

From: Ginger
Sent: Tuesday, February 5, 2019 11:44 AM
To: bgoodrich@flagstaffaz.gov
Subject: COMMENTS on the Application for Conditional Use Permit for a celltower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

TO: Flagstaff City Manager:
Barbara Goodrich – bgoodrich@flagstaffaz.gov
City of Flagstaff & Planning and Zoning Commissioners
Dan Folke – dfolke@flagstaffaz.gov
Tiffany Antol – tantol@flagstaffaz.gov
Neil Gullickson – ngullickson@flagstaffaz.gov

FROM Ginger Van Diver
3814 N. Forest Brook St.
Flagstaff, AZ 86004

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

I urge the Planning and Zoning Commission to **DENY** the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility;

- It is in a residential neighborhood, zoned R1, and;
- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

It is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This cell tower would undoubtedly cause disturbances to these pipelines during construction, operation, maintenance and decommissioning phases. During his presentation to the commission, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these pipelines would undoubtedly be detrimental to the public health and welfare. I ask the Planning and Zoning Commission if it is really willing to take the risk of putting a cell tower in this situation.

Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing on January 9th. Mr. Simonsen described how his first contact with the applicant had occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site plans provided by the applicant and used by Planning and Development Services during their review of the application, show the proposed telecommunications facility on the gas pipeline right-of-way. Mr. Simonsen described how these pipelines are among the oldest in the country and he warned of the dangers caused by any impact or disturbance to them.

During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning Commission was provided with many examples of how this proposed telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The applicant is proposing to put the telecommunications tower, including a lightning rod and a high-voltage power supply, directly adjacent to three paralleling high-pressure gas pipelines on the edge of the Coconino National Forest.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health, safety or welfare.

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
- E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and **deny** the request for this CUP for a cell tower in a residential zone because:

CONCLUSION

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Lockett Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3).)

g. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers.)

h. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the Zoning Code requires them to do so (Flagstaff Zoning Code 10-20.30.020 APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review.) In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, "there is a need in this area" but provided no support relevant to the area, only nation-wide statistics, for example: Around 52% of American households are wireless only for voice service;

i. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data for the proposed tower location nor for the stated objective area. During the public hearing on 1/9/2019, a speaker opposing the application provided a *RootMetrics* coverage map showing that cell performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint presentation that showed how the applicant's *RF Design Analysis* was misleading and did not justify the need for a tower at the proposed location.

j. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers.)

a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

Thank you for considering these comments.
Ginger Van Diver

Sent from Mail for Windows 10

5 February 2019

To: City of Flagstaff Planning and Zoning Commission
From: David Bagnato
3830 N Woodridge Way
Flagstaff AZ 86004

RE: CUP PZ-18-0011-02

Commissioners,

My name is David Bagnato and I've lived at 3830 N. Woodridge Way in Skyline Estates for over 28 years. There are many reasons for the commission to deny placing a cell tower on the Trinity Heights property, 3600 N Fourth Street. I have outlined several below.

1. **Cell towers lower property values.** Multiple studies have proven that homes located near a cell tower has a drop in value from 10% - 20%. ("The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods" by Sandy Bond, PhD and Ko-Kang Wang published in the summer 2005 issue of The Appraisal Journal). A survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C., "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?", shows home buyers and renters are less interested in properties located near cell towers and antennas. Of the 1,000 survey respondents:
 - 94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.
 - 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.
 - 89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.

The US Department of Housing and Urban Development classifies cell towers as "hazards and nuisances." Disclosure of the effect on marketability is mandatory in appraisal reports and may affect the buyer's ability to secure government assistance in purchasing a property. I'm not a lawyer but it seems to me that if the tower is approved and property values decrease, the city could be liable under A.R.S. 12-1134 – Diminution in value: just compensation.

2. **The site is within a residential neighborhood and is zoned residential.** Flagstaff's own zoning code 10-40.60.310 states "This section is intended to accommodate the communications needs of residents and businesses in the City while protecting public health, safety, and welfare by... "Locating telecommunications facilities away from residential neighborhoods and historical sites whenever feasible". I think this is self-explanatory, the site is in a residential neighborhood. The fact that it is within a residential zone makes the proposed location a disfavored site. As a disfavored site the petitioner must provide additional documentation and to my knowledge Pinnacle Consulting / Verizon has not provided:

(1) A map showing the area in which the proposed telecommunications facility could be sited to provide the needed coverage, and all preferred sites in that area; and
(2) A justification as to why the applicant is not proposing a preferred site, including the best efforts made to secure each of the preferred sites, why such efforts were unsuccessful, and why each of the preferred sites is not technically or legally feasible.

3. If approved, the tower may be extended an additional 20 feet without any further approval under Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012. In addition to being able to alter the tower's height, additional antennas, surveillance-style audio and video equipment. Additional power block cabinets can be added or enlarged and they can extend above the screening walls. The FCC released Code of Federal Regulations 47 CFR § 1.40001 - Wireless Facility Modifications published on October 15, 2018 that allows Pinnacle Consulting / Verizon to gain approval of the simplest tower design knowing they can increase the facility without further review or input.
4. **Flagstaff could be losing tax revenue for the property in question.** There is a question as to the ability of the city and county to tax this property since it exists on church property, a non-profit. The Flagstaff city code 10-10.20.020 "Purpose of Zoning Code" item 5 states:
 Justifiable Expectations and Taxable Value.
 a. Protecting and enhancing the taxable values of land and buildings.
 b. Protecting landowners from adverse impacts of adjoining developments.
 c. Protecting and respecting the justifiable reliance of existing residents, businesses, and taxpayers on the continuation of existing, established, and planned land use patterns.
 d. Protecting and enhancing real property values
 If approved, the city has ignored items b, c and d.
5. **Pinnacle Consulting / Verizon's contention that this tower will improve public safety and emergency communications is completely unsupported.** The FCC's basic 911 rules require the ability of personal cell phones to use any available network to dial 911. There also won't be any benefit to public safety or EMS services as there is a dedicated network (First Net) designed by Congress for the exclusive needs fire, police and EMS personnel.
6. **Pinnacle Consulting / Verizon is claiming this tower is necessary to provide coverage and capacity for the area.** I have lived 3 blocks away from the site for 28 years and have been a Verizon customer since they started offering service in Flagstaff. I haven't had any issues with call quality or network availability. The coverage maps that were shown by Pinnacle Consulting at / Verizon at the 9 January 2019 Planning and Zoning Commission meeting were misleading at best. Part of their presentation showed statistics from Root Metric that supposedly showed a need for better coverage in the area. However a member of the public showed the coverage was not needed based on a map also from Root Metric, Pinnacle Consulting / Verizon cherry-picked the data that supports their claims while discarding any that doesn't. Pinnacle Consulting / Verizon also used a basic, free smartphone app to highlight the need for the tower in its proposed location. A free smartphone app is not accurate and the City shouldn't be making decisions based on data from this kind of unreliable application. There should be a properly certified survey of the signals in the area.
7. **Trinity Heights Methodist Church claims their income from the tower will benefit the community.** The charitable work the church does in the community is admirable, however it isn't the responsibility of the surrounding neighborhood to subsidize their efforts in any way, including lower property values, destruction of the character of the neighborhood and possible adverse health effects.

This is not a case of Not In My Backyard! When I built my home in 1990 I relied on the zoning code to maintain the look and character of the neighborhood. I realized the churches may grow, and probably would expand. That is an acceptable type of growth and fits with the neighborhood and underlying zoning. I did not expect to have an industrial facility placed in the neighborhood. While it is in my "backyard" that is not why I oppose it. Towers of this size and type don't belong in any neighborhood. The tower won't just affect the immediately surrounding neighborhoods but a tower of this size and look will be visible from many places in town, including the Fourth Street corridor and from Cedar Avenue as it crosses McMillan Mesa. If this tower is allowed to be constructed in a disfavored, residentially zoned location it stands to reason towers will be proposed in neighborhoods all across Flagstaff. I urge the commission to maintain the character of the neighborhood as it's currently zoned and deny the application for the construction of this unnecessary and unsightly tower.

Respectfully,
David Bagnato

From: Tiffany Antol
Sent: Tuesday, February 5, 2019 1:07 PM
To: Neil Gullikson
Subject: FW: Cell tower

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

-----Original Message-----

From: Shonto Begay <shonto.begay@gmail.com>
Sent: Tuesday, February 05, 2019 1:02 PM
To: Tiffany Antol <TAntol@flagstaff.gov>
Cc: Diane rechel <dianeaalisonrechel@gmail.com>
Subject: Cell tower

I am writing this to add my voice of opposition to the planned cell tower below Mt Eldon behind the church on top of Fourth Street. I would not like this monstrosity contaminating a section of my beautiful town. Please listen to the collective voices of the citizen and save us all problems later. This is the sacred mountain to my people and where we receive blessings in Health and blessings. This is not a place to erect monuments to harmful energies. Please reconsider this project in the name of all that its sacred and shared.

Shonto Begay

Neil Gullickson

From: Tiffany Antol
Sent: Tuesday, February 5, 2019 1:45 PM
To: Neil Gullickson
Subject: FW: cell tower at 3600 N forth st

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Piero Desimone <flagpiero@yahoo.com>
Sent: Tuesday, February 05, 2019 1:43 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: cell tower at 3600 N forth st

I am opposed to the construction of of this cell tower. Please note that the applicant has not shown that there are no options available other than this disfavored site. Also, there is research showing that there could be detrimental health effects, especially to children, caused by cell towers in residential neighborhoods.

Piero Desimone
1650 E Appalachian rd
Flagstaff, AZ 86004
02/05/2019

Neil Guillickson

From:

Ginger <brighthmoonfire@gmail.com>

Sent:

Tuesday, February 5, 2019 1:46 PM

To:

Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Guillickson

TO: Flagstaff City Manager:

Barbara Goodrich – bgoodrich@flagstaffaz.gov

City of Flagstaff & Planning and Zoning Commissioners

Dan Folke – dfolke@flagstaffaz.gov

Tiffany Antol – tantol@flagstaffaz.gov

Neil Guillickson – nguillickson@flagstaffaz.gov

FROM: Ginger Van Diver

3814 N. Forest Brook St.

Flagstaff, AZ 86004

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wietzel

Dear Planning and Zoning Commission-

I am writing to **STRONGLY OPPOSE** the Conditional Use Permit application **PZ-18-00111-02** for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

I live in Skyline Estates near the proposed location of the telecommunications facility and monopine tower. My property values, safety and welfare would be directly, severely and adversely impacted. Lowered property values will translate to lower tax revenues available to the city, county and state. I also hike most days in the forest above the proposed location and this cell tower would definitely be a blight on the beautiful forest that will be visible from a great distance. As anyone can see driving around Flagstaff, a cell phone tower disguised as "pine tree" still looks like a cell phone tower!

Although this cannot be a factor in the decision making due to an antiquated 1996 FCC regulation Pinnacle Consulting, Inc in the "Neighborhood Meeting" on January 30 at the Trinity Heights Church provided antiquated "evidence" that cell phone towers do not cause any healthy risks. I think this was quite disingenuous, trying to convince those most impacted by the effects. Pinnacle Consulting Inc, displays an alarming lack of integrity and professionalism. Would you trust this company to build a cell phone tower near a pipeline?? New evidence was presented by members in the neighborhood that cell phone towers are a health risk.

If the cell phone tower construction or malfunction results in an explosion resulting in loss of life and/or property, who will be liable – Verizon, Pinnacle Consulting Inc, Trinity Heights Church, or Kinder Morgan or the City of Flagstaff?? Due to the blatant and alarming disingenuousness and lack of integrity and professionalism that Pinnacle Consulting, Inc has thus far displayed, I would not trust this company to take the necessary care to build a cell tower near a very old pipeline.

Additionally, this permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (**City Code 10-20.40.050, section E**). The applicant has not proven this for the following reasons:

- 1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's construction plans had the tower and electricity supply lines within the gas pipeline easement, which is **NOT** permitted. Pinnacle Consulting Inc., is proposing to build a cell tower directly adjacent to 3 paralleling high-pressure natural gas pipelines that are 70-years old and running at 650-850 psi. The proposed location borders the beautiful and scenic Coconino National Forest and the Mt. Elden Environmental Study Area. This project will require high-voltage electrical lines to be run under the pipelines and the tower will be directly adjacent to the pipelines. This proposal increases the risk of forest fires and a major gas-line explosion that would impact Trinity Heights Church, Shadow Mountain and Skyline Estates Neighborhoods. The applicant's proposal completely and blatantly disregards human safety.

- 2) Although this cannot be a factor in the decision making due to an antiquated 1996 FCC regulation, long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals. In all honesty, would you want one of these in your back yard?

- 3) US Department of housing and Urban Development classifies cell towers as "hazards and nuisances". Disclosure of effect on marketability is mandatory in appraisal reports.

<https://archives.hud.gov/offices/hsg/sth/ret/sth1-18f.cfm>

Cities like Flagstaff lose major tax revenue when towers are located away from commercial areas, particularly to tax exempt entities like churches. Reduced home values decrease property tax revenue, up to 20%.

The desire to have tower free residential zones is increasing.

<https://sites.google.com/site/nocelltowerinourneighborhood/home/decreased-real-estate-value>

- 4) There are proven negative impacts on property values of neighbors, thus affecting welfare.

- 5) **Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower.** The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

Additionally **Flagstaff Zoning Code Section 10-10.20.020 B** specifically aims to maintain:

- a. Protecting and enhancing the taxable values of land and buildings.
- b. Protecting landowners from adverse impacts of adjoining developments.
- c. Protecting and respecting the justifiable reliance of existing residents, businesses, and taxpayers on the continuation of existing, established, and planned land use patterns.

d. Protecting and enhancing real property values.

If the cell phone tower is approved, the above **Flagstaff Zoning Code Section 10-10.20.020 B will be violated** since property values will decrease:

- a) The taxable values of land and buildings will **NOT** be protected.
- b) Landowners will **NOT** be protected from adverse impacts of the cell phone tower.
- c) The justifiable reliance of existing residents, businesses, and taxpayers on the continuation of existing, established, and planned land use patterns will **NOT** be protected or respected.
- d) Real property values will **NOT** be protected or enhanced.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it would **NOT** uphold one of the missions of **Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff"**. Allowing a cellphone tower to be built in this serene neighborhood and adjacent to the beautiful Coconino National Forest and the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.

Sincerely,

Ginger Van Diver
3814 N. Forest Brook St.
Flagstaff, AZ 86004

Sent from Mail for Windows 10

Neil Gullickson

From: Mike McMullan <puffcat9@gmail.com>
Sent: Tuesday, February 5, 2019 2:07 PM
To: Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Gullickson
Subject: COMMENTS on the Application for Conditional Use Permit for a celltower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

TO: Flagstaff City Manager:

Barbara Goodrich – bgoodrich@flagstaffaz.gov

City of Flagstaff & Planning and Zoning Commissioners

Dan Folke – dfolke@flagstaffaz.gov

Tiffany Antol – tanto@flagstaffaz.gov

Neil Gullickson – ngullickson@flagstaffaz.gov

FROM

Mike McMullan

3814 N. Forest Brook St.

Flagstaff, AZ 86004

DATE: February 5, 2019

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code

It is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This cell tower would undoubtedly cause

Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing on January 9th. Mr. Simonsen described how his first contact with the applicant had occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site plans provided by the applicant and used by Planning and Development Services during their review of the application, show the proposed telecommunications facility on the gas pipeline right-of-way. Mr. Simonsen described how these **pipelines are among the oldest in the country** and he warned of the dangers caused by any impact or disturbance to them.

During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning Commission was provided with many examples of how this proposed telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The applicant is proposing to put the telecommunications tower, including a lightning rod and a high-voltage power supply, directly adjacent to three paralleling high-pressure gas pipelines on the edge of the Coconino National Forest.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

welfare.
Before granting a conditional use permit request, the Planning and Zoning Commission must find that **granting the conditional use will not be detrimental to the public health, safety or**

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility;
- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
- E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47U.S.C. § 332(c)(7)(B)(i).

10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (*Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers*)

SUITABLE LOCATIONS

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER

justify the need for a tower at the proposed location. presentation that showed how the applicant's *RF Design Analysis* was misleading and did not objective area and provided the Planning and Zoning Commission with a PowerPoint a *RootMetrics* coverage map showing that cell performance is good throughout the stated During the public hearing on 1/9/2019, a speaker opposing the application provided for the proposed tower location nor for the stated objective area.

On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data

- Around 52% of American households are wireless only for voice service;

statistics, for example:

"there is a need in this area" but provided no support relevant to the area, only nation-wide statistics, for example: In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, *FACILITIES, section F.6. Application and Procedure Review*.

CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING Zoning Code requires them to do so (Flagstaff Zoning Code 10-20.30.020 APPLICATION The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

- It is in a residential neighborhood, zoned R1, and;
- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.

The proposed site is considered "disfavored" (*Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites*) because:

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

disturbances to these pipelines during construction, operation, maintenance and decommissioning phases. During his presentation to the commission, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these pipelines would undoubtedly be detrimental to the public health safety and welfare. I ask the Planning and Zoning Commission if it is really willing to take the risk of putting a cell tower in this situation.

application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3)).

CONCLUSION

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and **deny** the request for this CUP for a cell tower in a residential zone because:

a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

Thank you for considering these comments.
Mike McMullan

From: Tiffany Antol
Sent: Thursday, January 10, 2019 1:09 PM
To: Neil Gullikson
Subject: FW: Shadow Mountain Cell Tower -- In Support of the Tower

Tiffany Antol, AICP

Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: OtherOrb Science <moses@otherorb.net>
Sent: Thursday, January 10, 2019 11:43 AM

To: Tiffany Antol <TAntol@flagstaffaz.gov>; Mayor and Council <council@flagstaffaz.gov>; mayor@flagstaffaz.gov
Subject: Shadow Mountain Cell Tower -- In Support of the Tower

Hello,

I wanted to write in support of allowing the cell phone tower construction in the Shadow Mountain neighborhood to proceed. We cannot allow NIMBY to rule the day when there are so many important social issues we could be working on instead of spreading fear and ignorance.

As a scientist who studies electromagnetic radiation, here are some facts regarding the fear mongering about cancer and other health concerns:

1) Cell towers do not emit enough radiation to be a health hazard to members of a neighborhood near the tower (if someone climbs up the tower, that might be a health hazard).

2) Cell towers do not emit radiation in the wavelengths or with the strength that would be required to cause cancer.

3) I have no concerns about my home's value decreasing because of a tower installation. In fact, if the dead zone that currently exists continues to exist into the future, it's likely THAT's what will cause home values to decrease.

Thank you,

--A Concerned Neighbor on Rainier Loop

From: Tiffany Antol
Sent: Thursday, January 10, 2019 4:18 PM
To: Neil Gullickson
Subject: FW: Cell Tower Rachel - getting a lawyer

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Diane Rachel <Diane.Rachel@nau.edu>
Sent: Thursday, January 10, 2019 10:22 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: FW: Cell Tower Rachel - getting a lawyer

Hi Tiffany, Can you please make sure the Planning and Zoning Commission receives this email? Thank you! Diane

Diane Rachel, NAU Communications Officer | University Marketing | College of Arts and Letters
O: 928.523.8656 | C: 928.225.0483

Dear Flagstaff City Council and Zoning Commission,

1/9/19

Please consider not allowing a cell tower on the property of Trinity Heights Church in the Shadow Mountain Neighborhood in East Flagstaff. Besides the researched and verified impact on humans, animals and nature from such towers*, I am surprised this is even up for discussion since it puts Flagstaff in legal jeopardy. The City Attorney must have referred you to PROPOSITION 207 Passed in 2006 (ARS 12-1134) that indicates financial reimbursement for homes affected by bad government decisions that reduce the value of property (see below). I have lived at 1585 E. Everest Drive since 1998 and raised two children there. I chose our neighborhood for a healthy environment near the forest and as an investment for my retirement. I am seeking legal counsel to fight this tower and ensure my investment for my eminent domain. I also understand it would set a precedent for other decisions putting Flag in legal turmoil.

Can you lease address why the health issues are not being considered and who we take our concerns about that to?

On another note, I was widowed from my husband passing from environmental cancer from growing up near a PHX superfund site. Can you lease address why the health issues are not being considered and who we take our concerns about that to?

For now, I will focus my legal efforts on protecting the value of my domain. I also will be contacting environmental media reporters throughout the southwest and at the NYTimes about the environmental implications for this tower in a Flagstaff residential neighborhood.

Thank you, Diane.Rechel@nu.edu 928.225.0483

"Eminent domain is the power of the government to take private property for public use or redevelopment. Proposition 207 redefined the rights of a property owner when the state or a local government exercises this power. (Prop 207 rights were in addition to their existing statutory and constitutional rights.)

Proposition 207 requires local governments to compensate a private property owner if the value of a person's property is reduced by the enactment of a land use law. A land use law regulates the use or division of land, such as municipal zoning laws."

*Here are two links of thousands found on the internet regarding this issue.

<https://www.emfanalysis.com/property-values-declining-cell-towers/?fbclid=IwAR0ZUusZeTNdGn0IKjhm--!4SPmlaKK54LgUUNNpVKh0JVFfqqDSjXKpsQ>

<https://www.parealtor.org/justlisted/cell-towers-impact-property-values/?fbclid=IwAR2E8-fuVDipjcu1dzBRfOj6G00lm506XShmWXaY2PvxhcISSN5B00>

https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html?fbclid=IwAR2Nv0tHOn7z_vz55pd66alw-Z0K3mWH-8gDfh95sj9hmljICB83RGd2DZY

From: Tiffany Antol
Sent: Thursday, January 10, 2019 5:16 PM
To: Neil Gullickson
Subject: FW: Cell Phone Tower

Tiffany Antol, AICP

Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Bob Mullen <orion368@gmail.com>
Sent: Thursday, January 10, 2019 5:06 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Cell Phone Tower

There has to be a better place to build a cell phone tower then in the middle of a residential area. Might want to pick up some additional income, but due consideration should be given to the residents of the community encompassing the church.

Neil Gullickson

From: Tiffany Antol
Sent: Friday, January 11, 2019 8:37 AM
To: Neil Gullickson
Subject: FW: Cell phone tower at Trinity Heights Methodist Church

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Jennifer Spinti <jennifer.spinti@gmail.com>
Sent: Thursday, January 10, 2019 10:58 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Cell phone tower at Trinity Heights Methodist Church

Dear members of the Planning and Zoning Commission,

I just sent the following message to the members of the City Council and wanted you to have a copy of it as well.

I am aware that a cell phone tower is proposed for installation on property owned by Trinity Heights Methodist Church. I fully support the church in this action. I have read the arguments of those opposed to this action and I disagree. I don't think that the tower will degrade the scenic value of the trails or reduce property values. I use these trails frequently and have a cell phone. I think we as neighbors and users of the forest can peacefully coexist with this new tower. For your information, I live at 2130 E. Skyline Drive. My property directly backs the forest a half a block from the proposed cell tower.

Sincerely,

Jennifer Spinti
829-527-3924

From: Tiffany Antol
Sent: Friday, January 11, 2019 8:38 AM
To: Neil Gullickson
Subject: FW: Cell Phone Tower

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Bob Mullen <orion368@gmail.com>
Sent: Thursday, January 10, 2019 5:06 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Cell Phone Tower

There has to be a better place to build a cell phone tower then in the middle of a residential area. Might want to pick up some additional income, but due consideration should be given to the residents of the community encompassing the church.

From: Tiffany Antol
Sent: Tuesday, January 15, 2019 1:48 PM
To: Neil Gullickson
Subject: FW: 2019 Planning & Zoning Meeting: Proposal for Cell Phone Tower at Trinity Heights

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Emma Lou Benenati <Emmap.Benenati@nau.edu>
Sent: Tuesday, January 15, 2019 1:13 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: 2019 Planning & Zoning Meeting: Proposal for Cell Phone Tower at Trinity Heights

Dear Commissioners:

Thank you for your time and work on the Planning and Zoning Commission.

I spend a lot of time appreciating the national forest behind the Trinity Heights Church property located near the intersection of Appalachian Road and Linda Vista Drive. I've also noted what a lovely neighborhood this has been for many years.

I recently read in Arizona Daily Sun that you will be reviewing a proposal for the placement of a Verizon cell phone tower on the Trinity Heights Church property located near the intersection of Appalachian Road and Linda Vista Drive.

While I understand and support the use of cell phone towers, I oppose this proposal and the placement of a Verizon cell tower in this location for these reasons:

- This location is immediately adjacent to a single-family residential area and within its viewscapes. Homeowners purchased homes in the area with an understanding that this was a residential area (with the exception of the church buildings) that was not zoned for a 65-foot structure. A cell phone tower is not a church building.
- There are at least several other possible commercial/municipal locations for this cell tower nearby that won't impact a neighborhood where people make their homes. However, there is a large commercial shopping area approximately 1/4 miles to the south of the Trinity Heights location (Fourth Street shopping area) that would be a far more appropriate alternative location for a cell phone tower.
- The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscapes and general appeal.
- The location is immediately adjacent to a major National Forest trail access point that serves as an entrance way to a forest recreation area serving residents throughout Flagstaff. This seems an inappropriate location for a cell tower.

Emma Benenati

Thanks very much for your consideration.

- Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. This proposal should be postponed until homeowners can be notified and given sufficient time to express their concerns to the Commission.

From: Margaret Anne Gunderson <Margaret.Gunderson@nau.edu>
Sent: Monday, January 28, 2019 2:42 PM
To: michelle.iamoureux@pinnacleco.net
Cc: Margaret Anne Gunderson; Juliana Ruby Suby; Neil Gullickson; Tiffany Antol
Subject: Comments about proposed cell phone tower at Trinity Heights Methodist Church

Dear Michelle,

I am writing to you to request that the proposed cell phone tower at Trinity Heights Methodist Church be withdrawn. As a resident at 3455 North 4th Street, Flagstaff, AZ for more than 44 years, and 40 years of teaching I am a retired Northern Arizona University (NAU) Faculty Emerita. My chemical and Electrical Magnetic Frequency (EMF) disability became very grave after a cell phone tower was installed near my music studio at NAU, forcing me to retire earlier than I wanted. For over 20 years I was and still am on the NAU Office of Disability (US Government National Disability Act) List which requires them to notify me of chemicals used on campus. My EMF disability/sensitivity is the cause for my extreme concern about the proposal to build a large cell phone tower at Trinity Heights Methodist Church which is very close to my house.

In addition to the above reason I am writing to you to request that the cell phone tower proposal be withdrawn for the following reasons:

- 1) This area is a residential neighborhood of homes, schools and churches, not an industrial complex.
- 2) Property devaluation of the neighborhood will occur.
- 3) Aesthetic devaluation of the neighborhood will occur.
- 4) Safety/health concerns for the neighborhood will occur.
- 5) Effects on the National Forest wildlife and flora will occur.
- 5) More suitable places than here exist to build a tall cell phone tower.
- 6) Moral and legal issues of rezoning will occur.
- 7) Exploiting and financial profit at the expense of fellow human beings' quality of life is wrong.

In Sweden and other European countries cell phone towers are not permitted to be built in residential neighborhoods because cell phone towers are NOT SAFE. Contrary to the Verizon position there is much research which can be found about the health effects of cell phone towers, the biggest of which is cancer. I know that our national government does not allow any health concerns to be a reason to avoid building a cell phone tower near homes, schools and churches. Nevertheless I am including this because I will be driven from my home if the tower is built. This is a moral issue.

Due to my disability I am unable to attend the meeting on Wednesday, January 30th at 6 PM at Trinity Heights Methodist Church because the church sprays pesticide in every room and the grounds of their building, and would not accommodate my disability by postponing the spraying on January 21st. Therefore I am asking your help to fully understand and include these comments in your interaction with the Flagstaff Planning and Zoning Committee. I ask that the proposal to build a cell phone tower near my home be withdrawn.

Thank you.

Sincerely,

Margaret S. Gunderson
Principal Lecturer Emerita
School of Music
Northern Arizona University
Flagstaff, AZ 86011

From: Neil Gullickson
Sent: Friday, January 25, 2019 10:28 AM
To: 'Juliana Suby'
Cc: Tiffany Antol; Brooks Hart; Carrie Warman
Subject: RE: Neighborhood Meeting
Attachments: AZ2 Weitzel Agenda for Neighborhood meeting 01302019.docx

Attached is the agenda sent to me by the applicant. I expect that they will provide me with the meeting update some time during the week of February 4th. I will be providing updated information to the Commission on Friday the 8th, and like the staff report, I can forward that information to the following Monday, February 11th.

You should ask the applicant at the meeting when they will sent an update out to you.

Neil Gullickson, AICP
Planning Development Manager
928-213-2614
ngullickson@flagstaffaz.gov

From: Juliana Suby <juliana.suby@gmail.com>
Sent: Thursday, January 24, 2019 10:50 AM
To: Neil Gullickson <Ngullickson@flagstaffaz.gov>
Cc: Tiffany Antol <TAntol@flagstaffaz.gov>; Brooks Hart <brooks_hart@hotmail.com>; Carrie Warman <carriebethwarman@gmail.com>
Subject: Re: Neighborhood Meeting

Neil-

Thanks for your reply.

I was also wondering:

1) What the format of this meeting will be? Per the city code below, the neighborhood meeting plan submitted will include:

c. Form, structure, and agenda of the meeting (e.g., town meeting, workshop, charrette, or other appropriate public outreach technique);

d. Opportunities for those potentially affected parties to discuss and provide input on the applicant's proposal;

2) When should I expect my copy of the summary of the meeting and how concerns were addressed by the applicant? Will that same summary also go to the Planning and Zoning Commission as the code dictates?

3. A summary of concerns, issues and problems expressed during the neighborhood meeting, including:

a. The substance of the concerns, issues, and problems; and

- b. The applicant's response to the comments received at the public meeting. The applicant's responses shall be included on the site plan, illustrative plan, other planning document(s), and/or in an associated report. If public comments are not included in any of these documents, an explanation why they were not included must be provided;
- 4. The applicant shall also send a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.

Thank you for your communication,

Juliana

On Thu, Jan 24, 2019 at 10:05 AM Neil Gullickson <Neil.Gullickson@flagstaffaz.gov> wrote:

Juliana, the Commission directed that the applicant hold a neighborhood meeting, which I believe is scheduled for next Wednesday evening. The church may host meetings to update their members outside of the neighborhood meeting requirement; I hope that any discussion they have is transmitted, so the Commission can weigh the conversation in their decision, but I do not see it as a requirement of the neighborhood meeting. I will include your concerns by including your e-mail below with the other comments I have received that will be sent to the Commission.

Neil Gullickson, AICP

Planning Development Manager

928-213-2614

ngullickson@flagstaffaz.gov

From: Juliana Suby <juliana.suby@gmail.com>
 Sent: Monday, January 21, 2019 9:44 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>; Neil Gullickson <Ngullickson@flagstaffaz.gov>; Adam Shimoni <Adam.Shimoni@flagstaffaz.gov>; Brooks Hart <brooks_hart@hotmail.com>; Carrie Warman <carriebethwarman@gmail.com>; Lynn@thumc.com

Subject: Neighborhood Meeting

Greetings Ms. Antol, Ms. Gullickson, Ms. Bartlow, P&Z Commission, Mr. Shimoni and to any others whom this may concern,

Being that there was a 'Continuation' of the application PZ-18-00111-02 on the basis of a Neighborhood Meeting oversight, I have a few questions. It was brought to my attention today that Trinity Height United

c. A copy of the mailing list, and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other written materials were located;

delivers;

b. Copies of letters, notices, newsletters and other correspondence, including dates and numbers of mailings or

a. Dates and locations of neighborhood meetings;

2. Details of techniques the applicant used to involve the public, including:

requirements of this section;

1. Certification, on a form established by the Director, that the meeting was noticed and conducted in compliance with

City Council. At a minimum, the report shall include the following information:

Record of Proceedings. The applicant shall create a written summary of the meetings, which shall be submitted with the next formal submission to the Director. This written summary will be attached to the Director's report to the Planning and Zoning Commission and

Juliana Suby

Best,

can provide.

I'd like to thank you SO much for taking the time to read my concerns and for any additional information you

who are unfamiliar with this part of code.

Finally, I would like to inquire when I should expect my copy of the summary of the meeting and how concerns were addressed by the applicant? I guess we will also see that same summary in the next report that goes to the Planning and Zoning Commission, correct? Below I include the stipulations on that part of code for those

d. Opportunities for those potentially affected parties to discuss and provide input on the applicant's proposal;

technique);

c. Form, structure, and agenda of the meeting (e.g., town meeting, workshop, charrette, or other appropriate public outreach

neighborhood meeting plan submitted will include:

I would also like to know what the format of this meeting will be? Per the city code below, the

owners, City staff and elected officials throughout the application review process.

4. Facilitate ongoing communication between the applicant, potentially affected citizens and adjacent property

Neil Gullickson

From: Juliana Suby <juliana.suby@gmail.com>
Sent: Monday, January 21, 2019 9:44 PM
To: Tiffany Antol; Neil Gullickson; Adam Shimon; Brooks Hart; Carrie Warman; lynn@thumc.com
Subject: Neighborhood Meeting

Greetings Ms. Antol, Ms. Gullickson, Ms. Bartlow, P&Z Commission, Mr. Shimon and to any others whom this may concern,

Being that there was a 'Continuation' of the application PZ-18-00111-02 on the basis of a Neighborhood Meeting oversight, I have a few questions. It was brought to my attention today that Trinity Height United Methodist Church plans on hosting two meetings: one for their congregation and parents of their daycare children on the 29th and one for the "neighbors" on the 30th of January. We were told previously from a church's Board of Trustees member whom we met with that "the congregation was 100% behind this proposal" after a meeting they already held. Ms. Bartlow expressed that the two meetings allowed the opportunity for everyone to be heard without being there all night, however, I don't believe this division of meetings is correct as we collectively need to hear each other's perspectives, concerns, and reasons for supporting this project. If it lasts a long time, people are welcome to leave. Will Pinnacle Consulting Inc. and/or the RF engineer be presenting at both meetings? It says that all public agencies within 300 feet will be notified. Was the Forest Service notified and will they be represented? Was Morgan Kinder notified? They own adjacent property to the west of this site. The fact that there will be two different audiences (with different home neighborhoods) on different evenings really concerns me as again, how will we be able to hear each other's concerns and perspectives? How will we be able to know that Pinnacle Consulting, Inc. is telling both audiences the same information and responding the same way to concerns? Per city code the purposes of the neighborhood meeting are listed below. I believe two separate meetings hosted by the applicants geared towards different audiences goes against the intention of the neighborhood meeting.

10-20.30.060 Neighborhood Meeting

Purpose of Neighborhood Meeting. The purpose of the neighborhood meeting is to:

1. Encourage applicants to allow for informed decision making through the dissemination of proposals and alternatives;
2. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
3. Ensure that the citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

- d. The number and names of people that participated in the process based on the sign-in sheet for the meeting; and
 - e. A dated photograph of the sign installed in compliance with subsection (D)(6) of this section;
3. A summary of concerns, issues and problems expressed during the neighborhood meeting, including:
- a. The substance of the concerns, issues, and problems; and
 - b. The applicant's response to the comments received at the public meeting. The applicant's responses shall be included on the site plan, illustrative plan, other planning document(s), and/or in an associated report. If public comments are not included in any of these documents, an explanation why they were not included must be provided;
4. The applicant shall also send a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.

d. Opportunities for those potentially affected parties to discuss and provide input on the applicant's proposal;

technique);

c. Form, structure, and agenda of the meeting (e.g., town meeting, workshop, charrette, or other appropriate public outreach

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I would also like to know what the format of this meeting will be? Per the city code below, the

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4. Facilitate ongoing communication between the applicant, potentially affected citizens and adjacent property

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10-20.30.060 Neighborhood Meeting

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supporting this project. If it lasts a long time, people are welcome to leave. Will Pinnacle Consulting Inc.

meetings is correct as we collectively need to hear each other's perspectives, concerns, and reasons for

opportunity for everyone to be heard without being there all night, however, I don't believe this division of

proposal" after a meeting they already held. Ms. Barlow expressed that the two meetings allowed the

church's Board of Trustees member whom we met with that "the congregation was 100% behind this

children on the 29th and one for the "neighbors" on the 30th of January. We were told previously from a

Methodist Church plans on hosting two meetings: one for their congregation and parents of their daycare

Finally, I would like to inquire when I should expect my copy of the summary of the meeting and how concerns were addressed by the applicant? I guess we will also see that same summary in the next report that goes to the Planning and Zoning Commission, correct? Below I include the stipulations on that part of code for those who are unfamiliar with this part of code.

I'd like to thank you SO much for taking the time to read my concerns and for any additional information you can provide.

Best,

Juliana Suby

Record of Proceedings. The applicant shall create a written summary of the meetings, which shall be submitted with the next formal submission to the Director. This written summary will be attached to the Director's report to the Planning and Zoning Commission and City Council. At a minimum, the report shall include the following information:

1. Certification, on a form established by the Director, that the meeting was noticed and conducted in compliance with requirements of this section;

2. Details of techniques the applicant used to involve the public, including:

- a. Dates and locations of neighborhood meetings;
- b. Copies of letters, notices, newsletters and other correspondence, including dates and numbers of mailings or deliveries;
- c. A copy of the mailing list, and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other written materials were located;
- d. The number and names of people that participated in the process based on the sign-in sheet for the meeting; and
- e. A dated photograph of the sign installed in compliance with subsection (D)(6) of this section;

3. A summary of concerns, issues and problems expressed during the neighborhood meeting, including:

- a. The substance of the concerns, issues, and problems; and
- b. The applicant's response to the comments received at the public meeting. The applicant's responses shall be included on the site plan, illustrative plan, other planning document(s), and/or in an associated report. If public comments are not included in any of these documents, an explanation why they were not included must be provided;

4. The applicant shall also send a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.

Neil Gullickson

From: Judith waugh <waughjudith1@gmail.com>
Sent: Friday, January 18, 2019 7:07 AM
To: Neil Gullickson
Subject: Re: cell tower comments

Thanks for contacting me, Neil.

I do not see the need for another cell tower because coverage seems more than adequate in Flagstaff and the surrounding area. Concern about the impact on wildlife, which have already been recently uprooted and scattered by the logging in this area. And now further disturbed by the helicopters that will be removing logs and then by the controlled burns.

Do not want my property value to decrease.
Are there any health risks from cell towers?

No matter how they disguise it or try to have it blend in a cell tower is not a pine tree.

It could be risky to put a cell tower so near the high pressure gas pipelines that already are in this area.

Taking corporate money often seems like a good plan, but often in the long term is not a good thing. One of which is that money does not return directly to help the community as tax dollars. Also, does Verizon support our communities values?

I understand that the church would benefit from the lease money for their community outreach program especially since the lease money could be between \$2000-\$4000/month. Perhaps the funds could be obtained from grants (Arizona Community Fund) or other sources. This money would not be guaranteed over time and would take more effort to procure, but would not impact that beautiful forest area that makes this neighborhood so desirable to wild creatures and humans. After a start up grant perhaps a corporation such as Gore or even not a local corporation would

want to finance a community program that was addressing community needs. Exactly what are these community outreach programs?

Since I have moved here in 1988 so many of the beautiful spaces in Flagstaff have been destroyed for unsustainable development. At one time I heard leaders in Flagstaff say let's make this another Boulder, CO. Well, if this is still a direction that is desired, let's begin to look at some of their environmental policies and do thoughtful development with beautiful green spaces.

Judith A. Waugh

On Thu, Jan 17, 2019 at 11:06 AM Neil Gullickson <Ngullickson@flagstaffaz.gov> wrote:

Send me your comments

Neil Gullickson, AICP

Planning Development Manager

928-213-2614

ngullickson@flagstaffaz.gov

From: Juliana Suby <juliana.suby@gmail.com>
Sent: Thursday, January 24, 2019 10:50 AM
To: Neil Gullickson
Cc: Tiffany Antol; Brooks Hart; Carrie Warman
Subject: Re: Neighborhood Meeting

Neil-

Thanks for your reply.

I was also wondering:

1) What the format of this meeting will be? Per the city code below, the neighborhood meeting plan submitted will include:

c. Form, structure, and agenda of the meeting (e.g., town meeting, workshop, charrette, or other appropriate public outreach technique);

d. Opportunities for those potentially affected parties to discuss and provide input on the applicant's proposal;

2) When should I expect my copy of the summary of the meeting and how concerns were addressed by the applicant? Will that same summary also go to the Planning and Zoning Commission as the code dictates?

3. A summary of concerns, issues and problems expressed during the neighborhood meeting, including:

a. The substance of the concerns, issues, and problems; and

b. The applicant's response to the comments received at the public meeting. The applicant's responses shall be included on the site plan, illustrative plan, other planning document(s), and/or in an associated report. If public comments are not included in any of these documents, an explanation why they were not included must be provided;

4. The applicant shall also send a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.

Thank you for your communication,

Juliana

On Thu, Jan 24, 2019 at 10:05 AM Neil Gullickson <NGullickson@flagstaffaz.gov> wrote:

Juliana, the Commission directed that the applicant hold a neighborhood meeting, which I believe is scheduled for next Wednesday evening. The church may host meetings to update their members outside of the neighborhood meeting requirement; I hope that any discussion they have is transmitted, so the Commission can weigh the conversation in their decision, but I do not see it as a requirement of the neighborhood meeting. I will include your concerns by including your e-mail below with the other comments I have received that will be sent to the Commission.

Neil Gullickson, AICP

Planning Development Manager

928-213-2614

ngullickson@flagstaffaz.gov

From: Juliana Suby <juliana.suby@gmail.com>
Sent: Monday, January 21, 2019 9:44 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>; Neil Gullickson <Ngullickson@flagstaffaz.gov>; Adam Shimon! <Adam.Shimon!@flagstaffaz.gov>; Brooks Hart <brooks_hart@hotmail.com>; Carrie Warman <carriebethwarman@gmail.com>; Lynn@thumc.com

Subject: Neighborhood Meeting

Greetings Ms. Antol, Ms. Gullickson, Ms. Bartlow, P&Z Commission, Mr. Shimoni and to any others whom this may concern,

Being that there was a 'Continuation' of the application PZ-18-00111-02 on the basis of a Neighborhood Meeting oversight, I have a few questions. It was brought to my attention today that Trinity Height United Methodist Church plans on hosting two meetings: one for their congregation and parents of their daycare children on the 29th and one for the "neighbors" on the 30th of January. We were told previously from a church's Board of Trustees member whom we met with that "the congregation was 100% behind this proposal" after a meeting they already held. Ms. Bartlow expressed that the two meetings allowed the opportunity for everyone to be heard without being there all night, however, I don't believe this division of meetings is correct as we collectively need to hear each other's perspectives, concerns, and reasons for supporting this project. If it lasts a long time, people are welcome to leave. Will Pinnacle Consulting Inc. and/or the RF engineer be presenting at both meetings? It says that all public agencies within 300 feet will be notified. Was the Forest Service notified and will they be represented? Was Morgan Kinder notified? They own adjacent property to the west of this site. The fact that there will be two different audiences (with different home neighborhoods) on different evenings really concerns me as again, how will we be able to hear each other's concerns and perspectives? How will we be able to know that Pinnacle Consulting, Inc. is telling both

Best,

can provide.

I'd like to thank you SO much for taking the time to read my concerns and for any additional information you

who are unfamiliar with this part of code. the Planning and Zoning Commission, correct? Below I include the stipulations on that part of code for those were addressed by the applicant? I guess we will also see that same summary in the next report that goes to Finally, I would like to inquire when I should expect my copy of the summary of the meeting and how concerns

d. Opportunities for those potentially affected parties to discuss and provide input on the applicant's proposal;

technique);

c. Form, structure, and agenda of the meeting (e.g., town meeting, workshop, charrette, or other appropriate public outreach

neighborhood meeting plan submitted will include:

I would also like to know what the format of this meeting will be? Per the city code below, the

owners, City staff and elected officials throughout the application review process.

4. Facilitate ongoing communication between the applicant, potentially affected citizens and adjacent property

them and to work with applicants to resolve concerns at an early stage of the process; and

3. Ensure that the citizens and property owners have an adequate opportunity to learn about applications that may affect

opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

2. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the

1. Encourage applicants to allow for informed decision making through the dissemination of proposals and alternatives;

Purpose of Neighborhood Meeting. The purpose of the neighborhood meeting is to:

10-20.30.060 Neighborhood Meeting

audiences the same information and responding the same way to concerns? Per city code the purposes of the neighborhood meeting are listed below. I believe two separate meetings hosted by the applicants geared towards different audiences goes against the intention of the neighborhood meeting.

Record of Proceedings. The applicant shall create a written summary of the meetings, which shall be submitted with the next formal submission to the Director. This written summary will be attached to the Director's report to the Planning and Zoning Commission and City Council. At a minimum, the report shall include the following information:

1. Certification, on a form established by the Director, that the meeting was noticed and conducted in compliance with requirements of this section;

2. Details of techniques the applicant used to involve the public, including:

a. Dates and locations of neighborhood meetings;

b. Copies of letters, notices, newsletters and other correspondence, including dates and numbers of mailings or deliveries;

c. A copy of the mailing list, and a summary of where residents, property owners, and potentially affected citizens

receiving notices, newsletters, or other written materials were located;

d. The number and names of people that participated in the process based on the sign-in sheet for the meeting; and

e. A dated photograph of the sign installed in compliance with subsection (D)(6) of this section;

3. A summary of concerns, issues and problems expressed during the neighborhood meeting, including:

a. The substance of the concerns, issues, and problems; and

b. The applicant's response to the comments received at the public meeting. The applicant's responses shall be included on the site plan, illustrative plan, other planning document(s), and/or in an associated report. If public comments

are not included in any of these documents, an explanation why they were not included must be provided;

4. The applicant shall also send a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility;
- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
- E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

TO: Flagstaff City Manager:
 Barbara Goodrich – bgoodrich@flagstaffaz.gov
 City of Flagstaff & Planning and Zoning Commissioners
 Dan Folke – dfolke@flagstaffaz.gov
 Tiffany Antol – tantol@flagstaffaz.gov
 Neil Gullickson – ngullickson@flagstaffaz.gov

FROM Andrew Sanchez Meador, Ph.D.
 1060 E Appalachian Rd
 Flagstaff AZ, 86004

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health, safety or welfare.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning Commission was provided with many examples of how this proposed telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The applicant is proposing to put the telecommunication tower, including a lightning rod and a high-voltage power supply, directly adjacent to three paralleling high-pressure gas pipelines on the edge of the Coconino National Forest.

Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing on January 9th. Mr. Simonsen described how his first contact with the applicant had occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site plans provided by the applicant and used by Planning and Development Services during their review of the application, show the proposed telecommunications facility on the gas pipeline right-of-way. Mr. Simonsen described how these pipelines are among the oldest in the country and he warned of the dangers caused by any impact or disturbance to them.

It is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This cell tower would undoubtedly cause disturbances to these pipelines during construction, operation, maintenance and decommissioning phases. During his presentation to the commission, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these pipelines would undoubtedly be detrimental to the public health safety and welfare. I ask the Planning and Zoning Commission if it is really willing to take the risk of putting a cell tower in this situation.

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

- It is in a residential neighborhood, zoned R1, and;

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers)

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

During the public hearing on 1/9/2019, a speaker opposing the application provided a *RootMetrics* coverage map showing that cell performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint presentation that showed how the applicant's *RF Design Analysis* was misleading and did not justify the need for a tower at the proposed location. On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data for the proposed tower location nor for the stated objective area.

• Around 52% of American households are wireless only for voice service; "there is a need in this area" but provided no support relevant to the area, only nationwide statistics, for example: In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review). The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the Zoning Code requires them to do so (Flagstaff Zoning Code 10-20.30.020 APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

• In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.



Thank you for considering these comments.

b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and deny the request for this CUP for a cell tower in a residential zone because:

CONCLUSION

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3)).

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

TO: City of Flagstaff:

Planning and Development

Planning and Zoning Commission

Re: Application for Conditional Use Permit: PZ-18-00111-02 / AZ2 Wiezel

Dear Planning and Zoning Commission-

I am writing to strongly oppose the Conditional Use Permit application PZ-18-00111-02 for a telecommunications facility and monopine tower in a residential neighborhood (zoned R1), proposed at 3600 N Fourth St., Flagstaff AZ.

This permit can only be granted if the proposal will not be detrimental to public health, safety or welfare (City Code 10-20.40.050, section E). The applicant has not proven this for the following reasons:

1) Construction of the tower and facility is within feet of a national gas pipeline. The construction process or malfunction of the tower could possibly result in an explosion or fire. The original application's restriction plans had the tower and electricity supply lines within the gas pipeline easement, which is not permitted.

2) Long term exposure to non-ionizing radiation generated by cell towers has been linked to numerous medical conditions and diseases in both humans and animals.

3) There are proven negative impacts on property values of neighbors, thus affecting welfare.

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication tower. The proposed location classifies as both a residential neighborhood and scenic locale. The applicant has not thoroughly justified a true need for this tower and they have failed to identify alternative sites where they could either collocate their tower or construct a tower on a "preferred" or "neutrally" zoned area.

The granting of this conditional permit would not only be detrimental to the public health, welfare, and safety, it wouldn't uphold one of the missions of Flagstaff City Code, which is meant to "reinforce the unique character of Flagstaff." Allowing a cellphone tower to go into this serene neighborhood and adjacent to the Mt. Elden Environmental Study Area would be a grave error.

Thank you for your consideration.
Sincerely,

Katherine Sanchez Meador
1060 E Appalachian Rd.
Flagstaff, AZ 86004

February 4, 2019

The Zoning Code requires that the applicant provide the above information. The applicant has not provided it.

- A. It made its best efforts to locate the telecommunications facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the telecommunications facility on a preferred site.
- B. Existing towers cannot accommodate the proposed telecommunications facility.
- C. Construction of the tower will not disrupt existing utilities. In addition, the applicant also must meet the requirements set forth in subsection (D) of this section.
- D. It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site; and
- E. Denial of the conditional use permit would unreasonably discriminate among providers of functionally equivalent personal wireless services or prohibit or have the effect of prohibiting the provision of personal wireless services within the meaning of 47 U.S.C. § 332(c)(7)(B)(i).

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOPMENT SERVICES DID NOT FOLLOW THE CODE FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATION FACILITY IN A DISFAVORED ZONE, Flagstaff Zoning Code 10-40.60.310, TELECOMMUNICATION FACILITIES BECAUSE THEY DID NOT REQUIRE THE APPLICANT TO DEMONSTRATE THAT:

I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

SUBJECT: COMMENTS on the Application for Conditional Use Permit for a cell tower in a residential zone, Case #: PZ-18-00111-02 / AZ2 Wietzel

FROM Katherine Sanchez Meador
1060 E Appalachian Rd.
Flagstaff, AZ 86004

Barbara Goodrich – bgoodrich@flagstaffaz.gov
City of Flagstaff & Planning and Zoning Commissioners
Dan Folke – dfolke@flagstaffaz.gov
Tiffany Antol – tantol@flagstaffaz.gov
Neil Gullickson – ngullickson@flagstaffaz.gov

2. THE PLANNING AND ZONING COMMISSION CANNOT MAKE THE FINDINGS REQUIRED BY THE ZONING CODE BEFORE GRANTING THIS PERMIT REQUEST

Before granting a conditional use permit request, the Planning and Zoning Commission must find that granting the conditional use will not be detrimental to the public health, safety or welfare.

a. THE TOWER IS DETRIMENTAL TO PUBLIC SAFETY

During the public hearing at City Hall on January 9th, 2019, the Planning & Zoning Commission was provided with many examples of how this proposed telecommunications tower is a hazard, a nuisance, and how it would devalue homes. The applicant is proposing to put the telecommunication tower, including a lightning rod and a high-voltage power supply, directly adjacent to three paralleling high-pressure gas pipelines on the edge of the Coconino National Forest.

Joseph Simonsen, the Operations Manager and Senior Technical Support Engineer for Kinder Morgan spoke to the Planning and Zoning Commission during the public hearing on January 9th. Mr. Simonsen described how his first contact with the applicant had occurred one-day before the public hearing (after the city's staff had recommended the Planning and Zoning Commission approve the conditional use permit). The original site plans provided by the applicant and used by Planning and Development Services during their review of the application, show the proposed telecommunications facility on the gas pipeline right-of-way. Mr. Simonsen described how these pipelines are among the oldest in the country and he warned of the dangers caused by any impact or disturbance to them.

It is essential to understand that Kinder Morgan has experienced two pipeline explosions, both of which resulted in fatalities, since December 2017. It should be stressed that a similar third-party entity caused one of the explosions. Mr. Simonsen expressed his concern that this proposed action requires an underground power source to cross the pipeline and about the tower's proximity to the existing right-of-way. This cell tower would undoubtedly cause disturbances to these pipelines during construction, operation, maintenance and decommissioning phases. During his presentation to the commission, Mr. Simonsen said, "our number one focus is the safety of the residents of Flagstaff" and "Pipelines are best served left alone." A tower anywhere near these pipelines would undoubtedly be detrimental to the public health safety and welfare. I ask the Planning and Zoning Commission if it is really willing to take the risk of putting a cell tower in this situation.

b. THE LOCATION OF THE TOWER IS A "DISFAVORED SITE"

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

- It is in a residential neighborhood, zoned R1, and;

Pinnacle Consulting, Inc. has not been forthcoming about other options that wireless communication providers have to increase capacity without new tower construction. The utilization of new bandwidth, reallocation of legacy bandwidth and frequency aggregation are three of the many options wireless providers have to fulfill the stated objective of this application. (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use

e. THE APPLICANT HAS DEMONSTRATED A REAL LACK OF FORTHRIGHTNESS ABOUT OTHER OPTIONS TO INCREASE CAPACITY

Pinnacle Consulting's application does not consider more suitable locations and alternative solutions that could fulfill wireless communication needs, including but not limited to, "maximizing use of existing towers" as required by the Zoning Code (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.c Additional Information for Sites that Are Not Preferred Sites and section F.1.d Additional Information for Towers)

d. THE EXPLANATION FOR WHY THE PROPOSED SITE WAS CHOSEN IS INADEQUATE AND CONSIDERATION SHOULD HAVE BEEN GIVEN TO OTHER SUITABLE LOCATIONS

On their application, the stated objective of the new tower is, "provide capacity, in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas." In their application, Pinnacle Consulting provided maps with no data for the proposed tower location nor for the stated objective area. During the public hearing on 1/9/2019, a speaker opposing the application provided a RootMetrics coverage map showing that cell performance is good throughout the stated objective area and provided the Planning and Zoning Commission with a PowerPoint presentation that showed how the applicant's RF Design Analysis was misleading and did not justify the need for a tower at the proposed location.

- Around 52% of American households are wireless only for voice service;

The applicant, Pinnacle Consulting Inc., did not justify the need for this tower even though the Zoning Code requires them to do so (Flagstaff Zoning Code 10-20.30.020 APPLICATION PROCESS, section B. Application Contents, and 10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.6. Application and Procedure Review). In a letter dated January 3rd, 2019, Michelle Lamoureux from Pinnacle Consulting stated, "there is a need in this area" but provided no support relevant to the area, only national-wide statistics, for example:

c. THE NEED FOR THIS NEW TOWER IS NOT JUSTIFIED

- In a scenic area that is adjacent to public trails, used by the public for recreational purposes and is a designated Environmental Study Area.

*Kathleen Brooks, MA
February 4th, 2019*

Thank you for considering these comments.

- a. The City did not require the applicant to provide information in its application as required by the Zoning Code; and
- b. The information provided in this document demonstrates why the Planning and Zoning Commission cannot make the findings as required in the Zoning Code that this CUP will not be detrimental to the public health, safety or welfare.

I respectfully request that the Planning and Zoning Commission uphold the intent of the Zoning Code and **deny** the request for this CUP for a cell tower in a residential zone because:

CONCLUSION

On January 9th 2019 T-mobile was granted a Conditional Use Permit to build a cell tower at the old Hunt's Hardware Store at 2711 East Lakin Drive. This site is in a "Neutral" zone and closer to the stated service area. This is one of many alternative options that Verizon can use to increase cellular performance along East Locket Road and add capacity to this area. This location is within an expanding higher-use wireless area adjacent to business, route 66 and Interstate-40. Per Flagstaff's zoning code, Verizon has an obligation to co-locate on this T-mobile tower to add capacity to the area and help meet its objectives before it considers a new tower in a disfavored zone (10-10-20-020 PURPOSE OF ZONING CODE, section B.1.f Land Use Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers & F.6. Review (1)(2)(3)).

f. THERE IS A VIABLE ALTERNATIVE SITE – THE APPLICANT CAN CO-LOCATE THE TOWER ON THE PROPOSED T-MOBILE TOWER AT 2711 EAST LAKIN DRIVE

Patterns and 10-40.60.310 TELECOMMUNICATION FACILITIES, section F.1.d.(1) Additional Information for Towers).

Neil Gullickson

From: Tiffany Antol
Sent: Thursday, February 7, 2019 8:36 AM
To: Neil Gullickson
Subject: FW: Recommendation to Deny Request for Conditional Use Permit for Telecommunications Facility at 3600 North 4th Street

Tiffany Antol, AICP
Interim Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Robert Vane <ourvane@gmail.com>
Sent: Wednesday, February 06, 2019 4:28 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Recommendation to Deny Request for Conditional Use Permit for Telecommunications Facility at 3600 North 4th Street

Dear Planning and Zoning Commission Members

I'm writing as a Flagstaff resident living in the immediate area of the telecommunications tower proposed to be located on the property of the Methodist Church at 3600 North 4th Street. My name and address are as follows:

Robert Vane
2201 East Forest Heights Drive
Flagstaff, AZ 86004
Phone: 928-266-2368

I'm writing to urge you to deny the request for a Conditional Use Permit (CUP) for the proposed telecommunications tower. The basis for my request is that this project fails to meet the intent, permit requirements, and review requirements for telecommunications facilities as contained in the Flagstaff Zoning Code for Telecommunications Facilities contained in section 10-40.60.320.

First, the project fails to meet the general purpose of the code as stated in Section A.5: "Locating telecommunications facilities away from residential neighborhoods and historical sites whenever feasible."
Second, the applicant has failed to meet the permit requirements as stated in Section F.1.c.(2) concerning "Additional Information for Sites that are Not Preferred Sites:" "Whenever an applicant proposes to construct a telecommunications facility on a site that is not a preferred site, as defined in Subsection E.1., the applicant shall provide the following additional information (2) A justification as to why the applicant is not proposing a preferred site, including the best efforts made to secure each of the preferred sites, why such efforts were unsuccessful, and why each of the preferred sites is not technically or legally feasible."

Third, the Planning and Zoning Commission cannot make the findings as required by Section F.6.c.(3).(a) & (b): "For Telecommunications Facilities on Disfavored Sites, Applications for a Conditional Use Permit for a

telecommunications facility on a disfavored site, as defined in subsection E.4., shall not be granted unless the applicant has shown that (a) It has made its best efforts to locate the telecommunications facility on a site that is not a disfavored site; and, (b) It is not technically or legally feasible or it is aesthetically undesirable to locate the telecommunications facility on a site that is not a disfavored site."

Based on these three objections that are grounded in the Flagstaff Zoning Code, I urge you to deny the applicant's request for a Conditional Use Permit for constructing a telecommunications tower at 3600 North 4th Street.

Sincerely,

Robert Vane

TO: City of Flagstaff: Planning and Zoning Commission

Re: Application for Conditional Use Permit, Case #: PZ-18-00111-02 / AZ2 Wietzel

Dear City Planners and Members of the Planning and Zoning Commission:
I urge the Planning and Zoning Commission to DENY the Conditional Use Permit (CUP) request for a telecommunications facility in a residential zone (R1) at 3600 N Fourth St., Flagstaff AZ 86004 for the following reasons:

1. **The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:**

- **It is in a residential neighborhood, zoned R1**
- **In a scenic locale** (Any site along an exposed ridge line, a public trail, public park, or other outdoor recreation area is a disfavored site, unless the telecommunications facility blends with the surrounding existing natural and man-made environment in such a manner as to be effectively unnoticeable, as determined by the Planning Commission). The proposed site is adjacent to public trails and is adjacent to a designated Forest Service, Environmental Study Area of which is used by several local elementary schools. This tower would impact the character of our neighborhood, an urban wilderness interface and our existing view-shed.

The applicant has not been able to prove that this site would be effectively unnoticeable, as a 900 square foot in area and 6-foot high wall is hardly unnoticeable. The "stealth" tower would loom 20 feet higher than the average tree in that vicinity. Furthermore, the landscape requirements on the east, west, and north of this facility were "waived" by the city project manager, disregarding even further the neighbors and hikers who have enjoyed this natural setting for decades. A Forest Service trail is just north of the proposed site and a tower would be highly visible for recreationist.

- **Construction of the tower will disrupt existing utilities.** Construction of the tower and facility is within feet of a national gas pipeline. Original site plans had the tower and electricity supply line within the gas pipeline easement. Either an oversite or gross negligence.

During the public and neighborhood meeting, several people describe how these pipelines are among the oldest in the country and if possible best served to be left alone for **safety reasons**. This specific area of pipe line is also covered with an asphalt road and limits the ability to inspect for leaks and who knows what condition these pipe lines are in after years of being driven over. This cell tower would undoubtedly cause disturbances to these utilities. Furthermore, a telecommunications tower, including a lightning rod and a high-voltage power supply, directly adjacent to three parallel high-pressure gas pipelines on the edge of the Coconino National Forest is putting the public's health, safety and welfare at an unnecessary risk.

- Not maximizing use of existing towers (city code 10-40.60.310 section F.1).** The applicant, Pinnacle Consulting Inc., did not justify the need for this tower, nor did they provide adequate support as to why this site was chosen (city code 10-40.60.310 section F.1c and section F.1d). The applicant has not been forthcoming about other strategies that wireless communication providers have to increase capacity and throughput. Per our city's code, the application for this conditional use permit lacks the merit required for a telecommunications facility in a disfavored zone. **There is a cell tower already .7 miles away, and several others within 2 miles of 4th street.** Also why put a cell tower at the end of city limits, where growth for this part of the city has been at capacity since the 1980s. If capacity off-loading is the central reason for this tower, then there should be plenty of towers and existing infrastructure to so within this part of Flagstaff. If new infrastructures are needed would they not be best served in the heart of the city where growth is steady. **I suggest the city planners put some forethought on maximizing efficiency for existing and new telecommunications.**
- Negative impact to property value Flagstaff Zoning Code Section 10-10.20.020 B** specifically aims to: **Protecting landowners from adverse impacts of adjoining developments, protecting and enhancing real property values.**

2. **Health risk:** A simple google search produced over 75,000,000 hits on topics

related to cell tower and health. National Institute of Health, PubMed database, has 200+ peer reviewed articles on the impact of wireless radiation. International Association of Fire Fighters (IAFF) oppose the use of fire station as base stations for telecommunications towers until a study on health effects is conducted. **With so many uncertainties** why put our residential neighborhoods, schools, daycares and churches at risk.

The residents of Flagstaff have spent their lives working and saving so that they can buy a home and enjoy the **natural landscape and lifestyle of this mountain town.** I ask that the P&Z uphold the intent of our city's code and integrity of Flagstaff's urban wilderness interfaces and deny the request for this conditional use permit. In doing so, the P&Z will help to ensure the safety of Flagstaff residents and preserve the qualities of our residential neighborhood and the underlying reason why we chose to live here.

Best regards,

Mike Stoddard
1790 E. Appalachian Rd
Flagstaff, AZ 86004