

PLANNING AND DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PUBLIC HEARING
PZ-18-00111-02

DATE: December 3, 2018
MEETING DATE: January 9, 2019
REPORT BY: Neil Gullickson

REQUEST

A request from Verizon Wireless for a Conditional Use Permit from the City of Flagstaff to allow the placement of a 60-foot-tall communications tower in a 900 sq. ft. portion of the property which will be used to house the tower's support equipment. The proposed site is at the Trinity Heights Methodists Church at 3600 North 4th Street, located within the R1, Single-family Residential zoning district.

STAFF RECOMMENDATION:

In accordance with the findings, staff recommends the Planning and Zoning Commission approve Conditional Use Permit PZ-18-00111-02 with the following conditions:

1. The development complies with all the IDS site plan approval comments, dated November 19, 2018.
2. The tower and site are developed in substantial conformance to the site plan, elevations and technical documents approved by the Planning and Zoning Commission.

PRESENT LAND USE:

The site is occupied by Trinity Heights Methodists Church consisting of a 19,724 sq. facility and parking lot.

PROPOSED LAND USE:

The applicant would like to install a 60-foot tall telecommunications tower with supporting equipment. The tower is proposed to be camouflaged so will appear as a pine tree.

NEIGHBORHOOD DEVELOPMENT:

North: Mount Elden an undeveloped forest lands:
West: Single-Family Residential, R1, Single Family Residential zoning district;
East: Single-Family Residential, R1, Single Family Residential zoning district;
South: Single-Family Residential, R1, Single Family Residential zoning district.

REQUIRED FINDINGS:

The Planning Commission may approve the Conditional Use Permit only after making the findings, as listed below, that the characteristics of the conditional use as proposed and as it may be conditioned, are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following (Flagstaff Zoning Code p. 20.40-8):

1. That the conditional use is consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located.
2. That granting the conditional use will not be detrimental to the public health, safety, or welfare. The factors to be considered in making this finding shall include, but not be limited to:
 - a) Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - b) Hazard to persons or property from possible explosion, contamination, fire, or flood; and,
 - c) Impact on surrounding areas arising from unusual volume or character of traffic.
3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:
 - a) Access, traffic, and pedestrian, bicycle, and vehicular circulation;
 - b) Adequacy of site and open space provisions, including resource protection standards, where applicable;
 - c) Noise, light, visual, and other pollutants;
 - d) Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
 - e) Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;
 - f) Impact on public utilities;
 - g) Signage and outdoor lighting;
 - h) Dedication and development of streets adjoining the property; and
 - i) Impacts on historical, prehistoric, or natural resources.

Conditions of approval will only be imposed if they are necessary to ensure the intent and purpose of this Zoning Code are met; to ensure compatible and complementary development of the property; and, to ensure the provision of appropriate off-site improvements will be fulfilled.

STAFF REVIEW:

INTRODUCTION AND DISCUSSION

The applicant Verizon Wireless through their consultant, Pinnacle Consulting, Inc. has applied for a Conditional Use Permit for a new Antenna-supporting Structure as required by Section 10-50.60.320, Telecommunications Facilities (page 40.60-61) of the Zoning Code. The proposed facility includes a 60-foot tall mono pole, disguised as a pine tree; three antenna arrays each supporting two (2) antennas, a 900 sq. ft. (30-foot x 30-foot) support area enclosed by a 6-foot tall block screen wall.

This location is zoned R1, Single-Family Residential; the telecommunications section of the ordinance identifies this location as a disfavored site (residential zoning) and limits the height of towers to 60-feet. The application notes that the camouflage branches start at 15-feet above the base and provides a branch density minimum of 4.0 branches per foot, which exceeds the code requirement 2.3 branches per lineal foot.

FINDINGS

1. The Zoning Code states that the purpose of the Telecommunications Facilities section is to accommodate the communications needs of the residents and business in the City while protection,

public health, safety and welfare.

2. The granting of the requested conditional use permit will not be detrimental to the public health, safety, or welfare so long as it is operated in compliance with this permit. Several similar facilities exist within the City and no concerns regarding safety or collapse have been received. Nor have any complaints regarding the threat of property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination; no hazard to persons or property from possible explosion, contamination, fire, or flood; and, no impact on surrounding areas arising from unusual volume or character of traffic.
3. The proposed use is reasonably compatible with the types of uses permitted in the surrounding area. The applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

Access, Traffic, and Pedestrian, Bicycle, and Vehicular Circulation

Access to the site is provided via North 4th Street through the Church's parking lot. This is an unstaffed site, which only requires infrequent service calls. Pedestrian or bike traffic to this site is not anticipated.

Adequacy of Site/Open Space/Resource Provisions

The site is proposed to be located north of and adjacent to an existing parking lot. Access to the site will be directly from the parking area. The area is intermittently treed; two (2) existing pine trees will need to be removed as part of construction of the equipment facility. No impacts or changes are anticipated to the existing structures or parking lot/circulation.

Noise, Light, Visual, and Other Pollutants

Other than the height of the tower, no impacts to the site are anticipated. Attached are before and after photo simulations that are intended to give a sense of the visual impact that the proposed tower will have. The tower is located approximately 400-feet from North 4th Street and will be screened or separated from the existing residential uses by the church building, forest and a 6-foot tall Split faced block wall. The nearest residential structure to the proposed tower is approximately 400-feet and located to the east.

Style and Siting of Structure and Relationship to Surrounding Neighborhood

The original church included a two-story 10,400 sq. ft structure, in 1989 the Commission approved PC CUP 89-12-CUP allowing a 2,900 sq. ft. expansion for classrooms, a second approval for PC CUP 99-004 allowed a 16,400 sq. ft. expansion for classrooms, and recreation improvements to the church. This CUP will not affect the previous CUP approvals. The surrounding development in this area is primarily single-family homes. This tower is anticipated to provide enhanced cellular and data services to Verizon customers. The tower is proposed to meet the camouflage standards identified in the zoning code which include tower height, branch density and length.

Landscaping and Screening

The Zoning Code, in section 10-40.60.320C.7, Landscaping, requires a 5-foot tall evergreen tree each 10-feet around the equipment facility. The applicant petitioned the Planning Director to waive the landscaping requirement, as permitted in section 10-40.60.320. B.7 (page 40.60-65), noting that several mature pine trees exist around the equipment site. The Director approved the waiver for the east, west and north sides of the facility, the south side facing the parking lot and church buildings was

not waived and the applicant is providing three new landscape trees between the equipment shelter and the church parking lot.

Impact on Public Utilities

The application does not propose to provide either sewer or water to the site. The existing trash service to the church will remain unchanged, the tower site is not anticipated to need trash service.

Signage and Outdoor Lighting

No new signage or additional outdoor lighting is proposed as part of this request. Any new signage will be required to apply for a Sign Permit and comply with the current Zoning Code.

Dedication and Development of Streets

The site is accessed by the existing North 4th Street. No further right-of-way dedications are anticipated at this time.

Impacts on Resources

There will be no impacts to historical, prehistoric, or natural resources (this site is not located within the Resource Protection Overlay) on this site, and based on the scope of work, a Cultural Resource Study was not required.

PUBLIC CONTACTS:

As of the date of this report, staff has received two written comments regarding the application, and one letter from the applicant, responding to the comments. All three documents are attached for the Commissions review.

RECOMMENDATION:

The Development Review staff approved the site plan for this project on November 12, 2018 (conditions attached). Staff recommends that the request for the CUP be granted by the Planning and Zoning Commission with the requirements included in Conditional Use Permit No. PZ-18-00111-02. The conditions for this CUP include:

1. The development complies with all the IDS site plan approval comments, dated November 19, 2018.
2. The tower and site are developed in substantial conformance to the site plan, elevations and technical documents approved by the Planning and Zoning Commission.

ATTACHMENTS

- Draft Notice of Decision
- Conditional Use Permit No. PZ-18-00111-02 and Proposition 207 waiver
- Conditional Use Permit Application
- Site Location & Zoning Map

PZ-18-00111-02

January 9, 2019

- Conditions of Site Plan Approval, dated November 19, 2018
- Project Narrative
- AZ2 Weitzel photo simulation package
- RF Design Analysis,
- Comment and response letters regarding the application, and
- Site Plan map packet.



City of Flagstaff

January 10, 2019

Chris Curiel, Pinnacle Consulting, Inc.
AZ2 Weitzel cellular site
1426 North Marvin Street
Gilbert Arizona 85233

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

Dear Mr. Curiel:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Verizon Wireless for a Conditional Use Permit on the property at 3600 North 4th Street APN 109-06-002 in the R1, Single-Family Residential Zoning District for an antenna support structure as provided in Section 10-40.30.030. of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on January 9, 2019 regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated December 3, 2018 and at the public hearing, the facts exist as required by Section 10-20.40. 050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the findings, the Commission approved a Conditional Use Permit by a vote of (xxxxxx) for the use and location described above subject to the following conditions:

- 1. The Site Plan Conditions of Approval as stated in the comments dated November 19, 2018 shall be met as presented with the Conditional Use Permit application.**
- 2. Development will be in conformance to the site plan, elevations and technical documents provided to the Commission at the CUP hearing.**

The above conditions are deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on January 10, 2019 unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

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

Sincerely,

Neil Gullickson, Planning Development Manager
City of Flagstaff, Current Planning Section
P. 928-213-2614 F. 928-213-2089
ngullickson@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council, Trinity Methodist Church, Verizon Wireless

**COCONINO COUNTY, ARIZONA RECORDER
CONDITIONAL USE PERMIT
FROM GRANTOR: CITY OF FLAGSTAFF
COCONINO COUNTY, ARIZONA
OFFICE OF PLANNING AND ZONING
TO GRANTEE: VERIZON WIRELESS**

Permit No. PZ-18-00111-02
January 9, 2019
CUP Fee Paid \$3000.00

Permission is hereby granted to Verizon Wireless to allow a new antenna-support Structure pursuant to Section 10-40.30.030. of the *Flagstaff Zoning Code* at a site located at 3600 North 4th Street in the Single-family Residential (R1) zone, and legally described as Coconino County Assessor parcel number 109-06-002 in the City of Flagstaff, Arizona.

After a public hearing held on January 9, 2019, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions.

1. The development complies with all the IDS site plan approval comments, dated November 19, 2018.
2. The tower and site are developed in substantial conformance to the site plan, elevations and technical documents approved by the Planning and Zoning Commission.

Furthermore, this permit is issued on the express condition that the use herein permitted shall conform in all relevant respects to the ordinances of the City of Flagstaff and the laws of the State of Arizona.

Any and all conditions endorsed on this permit are subject to periodic review by the City of Flagstaff's Planning Director. Following review, the Planning and Zoning Commission shall be notified when the conditions of operation imposed in the approval and issuance of this permit have not been or are not being complied with.

The Planning and Zoning Commission shall consider the matter of revocation and set the permit for public hearing. If the Planning and Zoning Commission finds, following the public hearing, that the conditions imposed in the issuance of this permit are not being complied with, this permit may be revoked and further operation of the use for which this permit was approved shall constitute a violation of the Zoning Code.

This Conditional Use Permit shall become null and void one (1) year from the effective date of January 19, 2019 unless the following shall have occurred:

1. A building permit has been issued and construction begun and diligently pursued; or
2. The approved use has been established; or
3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted which would extend the validity of the permit more than eighteen (18) months beyond the date of approval of the permit.
4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State and federal agencies.

This document ___ does modify, or X does not modify the provisions of a previous Conditional Use Permit recorded in docket 3007706, Office of the Coconino County, Arizona, Recorder.

Planning Director, City of Flagstaff

By: _____
Applicant (if other than the property owner)

STATE OF ARIZONA)
) ss
County of _____)

Before me, the undersigned Notary Public personally appeared _____ who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2019

Notary Public

When recorded, mail to:
City Clerk
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of certain real property legally described as Coconino County Assessor parcel number 109-06-002 in the City of Flagstaff, Arizona that is the subject of Conditional Use Permit Application No. PZ 18-00111-02. By signing this document, the undersigned agrees and consents to all of the conditions imposed by the City of Flagstaff in conjunction with the approval of Conditional Use Permit No. PZ 18-00111-02 and waives and fully releases any and all claims and causes of action that the owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, Arizona Revised Statutes § 12-1131, et seq., that may now or in the future exist as a result of the approval of Conditional Use Permit No. PZ 18-00111-02. Within ten (10) days after the execution of this Consent to Conditions/Waiver for Diminution of Value by the undersigned, the City Clerk shall cause this document to be recorded in the official records of Coconino County, Arizona.

Dated this ____ day of _____, 2019.

PROPERTY OWNER:

Print Name

Sign Name

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2019, by

_____.

My commission expires:

Notary Public

_____.



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618
 F: (928) 213-2609

CUP

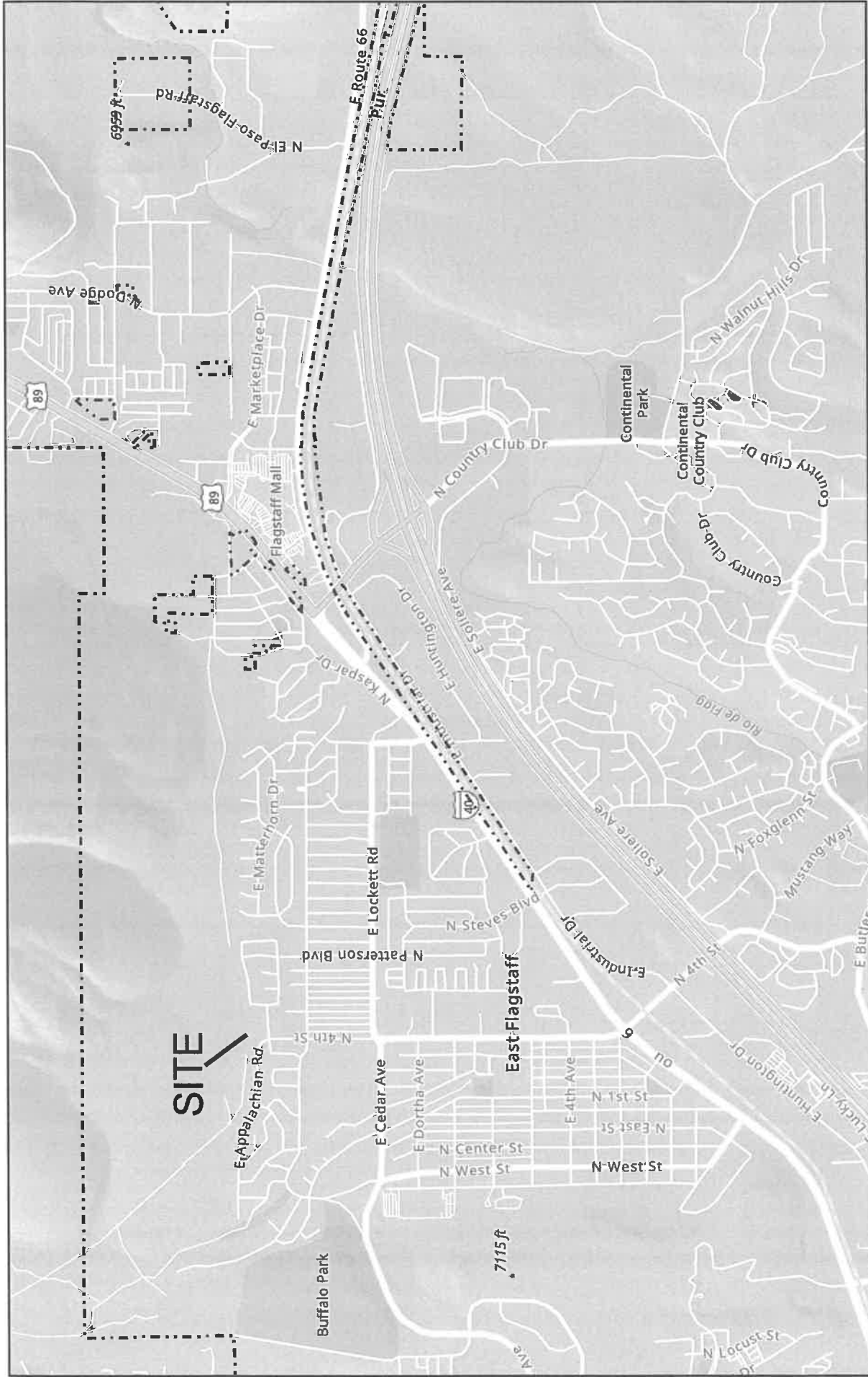
RECEIVED

NOV 29 2018

Date Received	Application for Conditional Use		File Number	P2-18-00111-02
Property Owner(s)	Trinity Heights Methodists Church		Phone	928-220-3174
Mailing Address	3600 N. 4th St.	City, State, Zip	Flagstaff, AZ 86004	
Applicant(s)	Verizon Wireless		Phone	602-390-9844
Mailing Address	126 W. Gemini Dr.	City, State, Zip	Tempe, AZ 85283	
Project Representative	Pinnacle Consulting, Inc.		Phone	480-664-9588 ext.220
Mailing Address	1426 N. Marvin St.	City, State, Zip	Gilbert, AZ 85233	
			Email	chris.curiel@pinnacleco.net

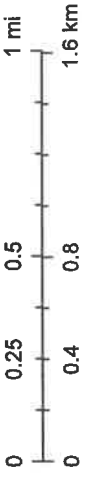
Project Name					AZ2 Weitzel					
Site Address			Parcel Number(s)		Subdivision, Tract & Lot Number					
3600 N. 4th St.			109-06-002		NA					
Zoning District			Regional Plan Land Use Category		Flood Zone					
R-1 (Residential)			RD (Residential District)		NA					
Property Information:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are pre-World War II housing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject property is undeveloped land?								
Surrounding Uses (Res, Com, Ind)		North		South		East		West		
		Forest / Preserve		Residential		Residential		Residential		
Note: Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets the second and fourth Wednesday of every month . Applications are due by the close of business no fewer than 30 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the attached checklist. Incomplete submittals will not be scheduled.										
Property Owner Signature				Date		Applicant Signature			Date	
Rev. Lynn Bartlow						[Signature]			11-28-18	
For City Use										
Date Filed				File Number:						
Hearing Date				Pub. / Posting Date(s):			Prop. Owner Notif. Date:			
Fee Receipt Number				Amount			Date			
Action by Planning and Zoning Commission:										
Hearing Date:						Type of Request:				
<input type="checkbox"/> Approved						<input type="checkbox"/> CUP				
<input type="checkbox"/> Denied						<input type="checkbox"/> Extension				
<input type="checkbox"/> Continued										
Staff Assignments		Planning		Engineering		Fire		Public Works/Utilities		Stormwater

City of Flagstaff Internal Web Map



12/21/2018 10:03:44 AM

1:36,112



City Boundary

Parcels



City of Flagstaff
Community Development
Substantive Review Comments

Project Name: AZ 2 Weitzel Cell Tower
Project No.: PZ 18-00111-01
Project Address: 3600 North Fourth Street

November 19, 2018

Application Type: Site Plan Review
Review Type: Substantive Submittal

Project Manager: Neil Gullickson
E-mail: ngullickson@flagstaffaz.gov
Phone: 928-213-2614

Status of Review: Approved w/ Conditions

In accordance with ARS 9-835(J), the Substantive Review of the application is complete, and the application has been approved subject to the following conditions and comments. This correspondence is being transmitted on Day 10 of the 22-day Substantive Review Timeframe.

CONDITIONS OF APPROVAL/COMMENTS:

Provide a copy of these conditions with responses when submitting for CUP and/or building permit or civil plan review.

Current Planning
Neil Gullickson, Planning Development Manager

Substantive Current Planning: Current Planning, Neil Gullickson Approved with Conditions, 11/19/2018

Conditions of Approval

1. A Conditional Use Permit is required.

Future submission requirements

2. A conditional use permit is required of all new tower structures. A CUP application is enclosed, fee for the application is \$3,000. The planning and Zoning commission meet on the 2nd and 4th Wednesday of each month, the application must be submitted no less than 30 days before the anticipated meeting date.
3. Provide with the application ten (10) packets of information including the approved plan set, the narrative, the photo simulation package, the two (2) graphics showing the existing and propose signal strength of the tower.
4. Advertisement: Review in detail the applicant's requirements regarding advertising of the public hearing, the requirements are listed in section 10-20.30.80 of the zoning code. In short, the application must develop a mailing list of all property owners within 300-feeet of the site, include site



City of Flagstaff
Community Development
Substantive Review Comments

addresses, provide the list for review with the CUP application. The applicant will mail a notice of the public hearing to the list more than 15 days prior to the meeting. The applicant will create and post on the property signs notifying the public that a CUP will be reviewed at a public hearing. notarized Affidavit of Posting must be provided more than 15-days prior to the meeting. Attached is a list of additional interested persons that need to be noticed for the public hearing.

5. The Planning and Zoning Commission can approve a CUP application when it has been demonstrated that the application has addressed the three (3) findings listed in Section 10-20.40.50. E of the zoning code. Address the findings and their sub parts. Include this as a section of the narrative document.

6. Make sure the narrative is titled with a reference to the conditional use permit, not the concept application.

General comments

7. Referencing the "Existing Tower in the Area" section of your narrative, confirm the status of the Verizon Tower located .8 miles south, and if this tower is active why it won't service this area. Confirm that this is the tower located at the rear corner of the car wash accessed off 4th Street.

8. Provide with the CUP application, a detail located in the plan set that shows the antenna size including height, width and depth and number of antennas per array.

9. The applicant's request for a waiver of the landscaping requirement has been conditionally approved by the Planning Director. The landscaping requirement for the north, east and west sides of the equipment shelter have been waived, the three (3) evergreen trees required along the southern edge of the shelter are to be provided. Additionally, all disturbed area must be hydroseeded with a native grass planting mix. Include a landscaping plan with the packet of plans submitted for the CUP application.

Substantive Building & Safety: Building Safety, Victoria St. Clair Approved with Conditions
11/07/2018

Building and Safety - Patrick St. Clair

11/07/2018

PZ-18-00111-01 Site Plan Substantive Review #1

Approved with Conditions

Conditions of Approval

1. A building permit is required for this application. The services of an Arizona Registered Design Professional is required. Standard building permit submittal requirements can be obtained from the Community Development front counter or on the City of Flagstaff web page:

<https://www.flagstaff.az.gov/494/Building-Safety>

2. A geotechnical soils report with foundation recommendations is required for submittal of building permits when the project is commercial or more than two residential units.

3. The 2012 International Codes, 2009 IECC, 2011 NEC, and the City of Flagstaff 2013 Building Code Amendments, will be used for plan review.

4. The Building & Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.



City of Flagstaff
Community Development
Substantive Review Comments

General Comments:

1. None

Future Submittal Requirements:

1. See Conditions of Approval above.

Substantive Engineering: Engineering, Mac McNamara Approved 11/08/2018
No Comments

Substantive Fire Prevention: Fire Prevention, Kent Snide Approved 11/06/2018
No Comments

Substantive Public Works: Public Works, Adam Miele Approved 11/09/2018
No Comments

Substantive Water Services: Water Services, Jim Davis Approved 11/06/2018
No Comments

Substantive Traffic: Traffic, Reid Miller Approved 11/08/2018
No Comments

Substantive Stormwater: Stormwater, Douglas Slover Approved with Conditions 11/13/2018
Conditions of Site Plan Approval

1. On sheet C1.02, grading at the entrance to compound area shows approximately 1.5 feet of fill however the fill slopes generated by this entrance ramp are not shown nor are the fill slope stabilization methods specified. Provide specification for entrance fill slope areas.
2. Sheet Z-2.1 provides note for Final Grading and Drainage Plan however no value for the increase in site impervious surface area has been found on this sheet or the Grading and Drainage Plan sheets. Provide value for proposed impervious area.
3. Sheet C1.02 should include a drainage statement documenting increase in impervious surface area and impacts, or lack thereof, to existing onsite drainage patterns and peak flows.

General Comments

1. None

Future Submittal Requirements

1. Provide drainage statement and/or drainage analysis with subsequent submittal.

Substantive Housing: Housing, Jennifer Mikelson Approved 11/08/2018
No Comments



January 3, 2019

Neil Gullickson
City of Flagstaff
Community Development

Project Name: AZ2 Weitzel
Project No.: PZ 18-00111-01
Project Address: 3600 North Fourth Street

Response to Neighbors Concerns:

Neil,

In response to the neighbor's concerns, we are meeting with Juliana Suby at the Church on Monday afternoon to address her concerns in person.

We will have photo sims to address the view shed concerns.

We do an in depth study that is required by the federal government in regards to the environment, historical and cultural resources. It is called a Phase 1 and NEPA respectively.

I looked at the web site that was referenced in regards to the migratory birds. I would say this does not apply to our site the literature states that the "risk increases when:

- Use steady burning light. (Our tower will not be lit)
- Have guy wires for support. (Our tower will not have guyed wires)
- Are taller than 350 feet (Our tower is 60 feet)
- Are located in areas with frequent inclement weather patterns (birds often use our monopines for nesting)
- Are placed in areas with higher density of migrants using airspace; and (other tall trees in area, ranging from 49' to 56')
- Are located along ridgelines, effectively reducing the free airspace above the tower. (We are not on a ridgeline)

I will the RF Engineer respond to the location questions, but there is a need in this area. Around 52% of American households are wireless only for voice service. A 2015 survey found that cellular service is of major importance to homebuyers. It was more important than schools when looking for a home (cellular service ranked 76% versus 60% for schools). Among Millennials, 83% said cell service was the most important fact in purchasing a home. (Rootmetrics & Money, June 2, 2015)

I wanted to give you and the commission an overview of what will be discussed.

Thank you,
Michelle Lamoureux
480-664-9588 ext. 230

January 2nd, 2019

Dear Members of the Flagstaff Planning and Zoning Commission,

I would like express my concern regarding the Conditional Use Permit (PZ-18-0011-02) that is being sought for the construction of a new 65' monopine wireless communications facility including a 6' block wall, located at 3600 N. 4th St., Flagstaff, Arizona. Myself and numerous neighbors are concerned about the reasons why this location was selected for this facility given the potential for:

- Impacts to the character of our neighborhood and our existing view-shed, and;
- Impacts to environmental resources in proximity to the Mt. Elden Study Area, and;
- Impacts to pre-historic and historic cultural resources.

View-Shed Concerns:

What, if any, steps have been taken to assess potential impacts to the view-shed? What methods and corresponding results of any view-shed analysis were used and were the affected neighboring residences and/or business notified about the results of this study? Did this evaluation consider how energy will be delivered to the facility? Will power lines be overhead or below ground? How will this impact the Kinder Morgan Pipeline?

Impacts to Environmental Resources:

It is estimated that around 6.6 million migratory birds collide with communication towers in the United States annually (<https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/communication-towers.php>). The proposed location is adjacent to the Mt. Elden Environmental Study Area (ESA), for details please look at page 197 of this document (https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd475756.pdf). The Mt. Elden ESA is an eBird Hotspot where over 150 species of migratory and resident species of birds have been documented: <https://ebird.org/hotspot/L587297>. Has there been a site-specific Environmental Assessment conducted that evaluates the potential risks that this facility would pose to birds and other wildlife? What, if any, measures will be taken to mitigate the potential for these risks? What, if any, post-construction biological studies will be implemented to assess the actual (real) impacts of this facility? I have been trying to contact the Coconino Forest Service for more pertinent information but the employees are furloughed and cannot be reached as of this date (January 2nd).

Cultural Resources:

This area is rich in historical and cultural resources. Is there an explanation of how this area was assessed for cultural resources and what steps are being taken to avoid and minimize disturbances? Were there other locations considered for this facility? How do the potential impacts listed above compare with other locations that were considered?

Flagstaff City Code (10-140.60.310) states that this location is a "disfavored site" for a telecommunication facility. The local residences are concerned that this facility is in conflict with the values of the neighborhood and the natural setting that we chose to reside in.

Best regards,

Juliana Suby
1790 E. Appalachian Rd.
Flagstaff, AZ 86004

Neil Gullickson

From: Brooks Hart <brooks_hart@hotmail.com>
Sent: Wednesday, January 2, 2019 2:39 PM
To: Neil Gullickson
Subject: Protest and Concerns - CASE# PZ-18-00111-02/ AZ2 Wietzel

TO: Mr. Neil Gullickson
Planning and Development Manager
City of Flagstaff
(928) 213-2614

FROM: John Brooks Hart
1785 E. Appalachian Rd.
Flagstaff, AZ 86004

Dear Mr. Gullickson,

I am a concerned resident and homeowner who lives in direct proximity to the proposed rezoning and planned construction of a new 65' monopine wireless communications facility, located at 3600 N. 4th St., Flagstaff Arizona. Myself and numerous neighbors are concerned about the reasons why this location was selected for this facility given the potential for:

- Impacts to the neighborhood and our existing view-shed, and;
- Impacts to environmental resources in proximity to the Mt. Elden Study Area, and;
- Impacts to pre-historic and historic cultural resources.

View-Shed Concerns:

What, if any, steps have been taken to assess potential impacts to the view-shed? Please outline the methods and corresponding results of any view-shed analysis and indicate whether or not affected neighboring residences and/ or business have notified about this results of this study. Did this evaluation consider how energy will be delivered to the facility? Will power lines be overhead or below ground?

Impacts to Environmental Resources:

It is estimated that around 6.6 million migratory birds collide with communication towers in the United States Annually (<https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/communication-towers.php>). The proposed location is adjacent to the Mt. Elden Environmental Study Area and an eBird Hotspot where over 150 species of migratory and resident species of birds have been documented: <https://ebird.org/hotspot/L587297>. Can you please provide the results of a site-specific Environmental Assessment that evaluates the potential risks that this facility would pose to birds and other wildlife? What, if any, measures will be taken to mitigate the potential for these risks? What, if any, post-construction biological studies will be implemented to assess the actual (real) impacts of this facility?

Cultural Resources:

This area is rich in historical and cultural resources. Can you please provide an explanation of how this area was assessed for cultural resources and what steps are being taken to avoid and minimize disturbances?

Additionally:

- What other locations were considered for this facility?
- How do the potential impacts listed above compare with other locations that were considered?
- Why was the location at 3600 N. 4th St., chosen in favor of other locations?

The local residences are concerned that this facility is in conflict with the values of the neighborhood and the natural setting that we chose to reside in.

Best Regards,
Brooks Hart