FINAL AGENDA

REGULAR COUNCIL MEETING
TUESDAY
APRIL 2, 2019

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:30 P.M. AND 6:00 P.M.

4:30 P.M. MEETING

Individual Items on the 4:30 p.m. meeting agenda may be postponed to the 6:00 p.m. meeting.

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council 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).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR EVANS	
VICE MAYOR SHIMONI	COUNCILMEMBER ODEGAARD
COUNCILMEMBER ASLAN	COUNCILMEMBER SALAS
COUNCILMEMBER MCCARTHY	COUNCILMEMBER WHELAN

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

5. PROCLAMATIONS AND RECOGNITIONS

A. **Proclamation:** Child Abuse Prevention Month

B. **Proclamation:** Water Conservation Month

6. APPOINTMENTS

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).

A. **Consideration of Appointments:** Commission on Diversity Awareness.

STAFF RECOMMENDED ACTION:

Make one appointment to a term expiring September 2019.

B. **Consideration of Appointments:** Sustainability Commission.

STAFF RECOMMENDED ACTION:

Make one appointment to a term expiring October 2021.

7. ROUTINE ITEMS

A. **Consideration and Adoption of Ordinance No. 2019-03:** An ordinance of the Flagstaff City Council ratifying the grant and reservation of easements; and formally accepting dedications and donations of easements and real property interests; delegating authority; and establishing an effective date. ***(approving receipt/transfer of easements and real property interests)***

STAFF RECOMMENDED ACTION:

At the April 2, 2019 Council Meeting:
1) Read Ordinance No. 2019-03 by title only for the first time
2) City Clerk reads Ordinance No. 2019-03 by title only (if approved above)
At the April 16, 2019 Council Meeting:
3) Read Ordinance No. 2019-03 by title only for the final time
4) City Clerk reads Ordinance No. 2019-03 by title only (if approved above)
5) Adopt Ordinance No. 2019-03

B. **Consideration and Adoption of Ordinance No. 2019-04:** An ordinance of the Flagstaff City Council authorizing real property to be dedicated as right-of-way, delegating authority, and establishing a effective date.

STAFF RECOMMENDED ACTION:

At the April 2, 2019 Council Meeting:
1) Read Ordinance No. 2019-04 by title only for the first time
2) City Clerk reads Ordinance No. 2019-04 by title only (if approved above)
At the April 16, 2019 Council Meeting:
3) Read Ordinance No. 2019-04 by title only for the final time
4) City Clerk reads Ordinance No. 2019-04 by title only (if approved above)
5) Adopt Ordinance No. 2019-04

C. **Consideration and Adoption of Ordinance No. 2019-05:** an ordinance of the City of Flagstaff, dedicating certain City property as public right-of-way, all within the area of South Beulah Boulevard and West University Heights Drive; delegating authority to complete the transactions; and establishing an effective date;

Consideration and Adoption of Ordinance No. 2019-08: an ordinance of the City Council of the City of Flagstaff, granting non-exclusive utility easements to Arizona Public Service Company in, over, and across certain City property, within the area of South Beulah Boulevard and West University Heights Drive; delegating authority to complete the transactions; and establishing an effective date.

STAFF RECOMMENDED ACTION:

At the April 2, 2019 Council Meeting:
1) Read Ordinance No. 2019-05 by title only for the first time
2) City Clerk reads Ordinance No.2019-05 by title only (if approved above)
At the April 2, 2019 Council Meeting**:
3) Read Ordinance No. 2019-05 by title only for the final time (if approved unanimously)
4) City Clerk reads Ordinance No. 2019-05 by title only (if approved above)
5) Adopt Ordinance No. 2019-05

At the April 2, 2019 Council Meeting:
1) Read Ordinance No. 2019-08 by title only for the first time
2) City Clerk reads Ordinance No.2019-08 by title only (if approved above)
At the April 2, 2019 Council Meeting**:
3) Read Ordinance No. 2019-08 by title only for the final time (if approved unanimously)
4) City Clerk reads Ordinance No. 2019-08 by title only (if approved above)
5) Adopt Ordinance No. 2019-08

Staff is requesting that the first and second read occur at the same meeting on April 2, 2019. Pursuant to Article VII, section 6 of the Charter, the Council can read the Ordinance for the final time at the same meeting as the first read upon **unanimous consent of those Councilmembers present. If not approved by unanimous consent, the items shall be continued on April 16th for the second read.

D. **Consideration and Adoption of Resolution No. 2019-12:** A resolution approving an Intergovernmental Agreement between the City of Flagstaff and Coconino County regarding the County's continued use of the Joe C. Montoya Community and Senior Center to operate its Senior Nutrition Programs.

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2019-12 by title only
2) City Clerk reads Resolution No. 2019-12 by title only (if approved above)
3) Adopt Resolution No. 2019-12

E. **Consideration and Approval of Final Plat:** Request from Neighborhood Homes, LLC, for Preliminary Plat approval for Homes at Verkamp Condominiums: a six-unit residential condominium subdivision on a .49-acre site in the R1N Zone with optional T3N.1 zoning.

STAFF RECOMMENDED ACTION:

The Planning and Zoning Commission recommends (7-0 vote) the City Council approve the Preliminary Plat.

RECESS

6:00 P.M. MEETING

RECONVENE

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council 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).

8. **ROLL CALL**

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR EVANS
VICE MAYOR SHIMONI
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER ODEGAARD
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

9. **PLEDGE OF ALLEGIANCE**

10. **PUBLIC PARTICIPATION**

11. CARRY OVER ITEMS FROM THE 4:30 P.M. AGENDA

12. PUBLIC HEARING ITEMS

A. Appeal of the Denial by the Planning and Zoning Commission: of Conditional Use Permit PZ-18-0011-02 requested by Pinnacle Consulting on behalf of Verizon Wireless.

STAFF RECOMMENDED ACTION:

Staff does not have a recommended action, other than to hear and decide the appeal.

13. DISCUSSION ITEMS

A. Climate Action and Adaptation Plan Implementation Update

B. Discussion/Direction: Current Issues Before Arizona Legislature and Federal Issues.

14. COUNCIL LIAISON REPORTS

15. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS

16. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2019.

_____
Stacy Saltzburg, MMC, City Clerk

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacy Fobar, Deputy City Clerk
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Consideration of Appointments: Commission on Diversity Awareness.

STAFF RECOMMENDED ACTION:

Make one appointment to a term expiring September 2019.

Executive Summary:

The Commission on Diversity Awareness consists of seven citizens who represent the diverse population of Flagstaff. The mission of the commission includes, but is not limited to, fostering mutual understanding, tolerance, respect, and awareness among all citizens; recognizing the different economic, cultural, social, religious, and ethnic groups within the City; cooperating in the development of educational programs dedicated to improving community relations and enlisting support of various groups to foster diversity awareness.

There is one appointment to be made due to a resignation.

There are five applications on file for consideration by the Council as follows:

Joyce Browning (new applicant)
Deborah Corey (new applicant)
Khalif Durham (past commissioner)
Anne Hart (past commissioner)
Khara House (new applicant)

In an effort to reduce exposure to personal information the applicant roster and application will be submitted to the City Council separately.

COUNCIL APPOINTMENT ASSIGNMENT: Councilmember Salas

Financial Impact:

These are voluntary positions and there is no budgetary impact on the City of Flagstaff.

Policy Impact:

Not applicable.

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

There is no Council goal that specifically addresses appointments to Boards and Commissions; however, boards and commissions to provide input and recommendations based on City Council goals that may pertain to the board or commission work plan.

Has There Been Previous Council Decision on This:

None

Options and Alternatives:

1) Appoint one Commissioner: By appointing one member at this time, the Commission on Diversity Awareness will be at full membership, allowing the group to meet and provide recommendations to the City Council.

2) Postpone the action to allow for further discussion or expand the list of candidates.

Background/History:

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

Community Involvement:

INFORM: The vacancies are posted on the City's website and individual recruitment and mention of the opening by Commission members and City staff has occurred, informing others of this vacancy through word of mouth.

Attachments: CODA - Authority

CHAPTER 2-08
COMMISSION ON DIVERSITY AWARENESS

SECTIONS:

2-08-001-0001 DECLARATION OF POLICY:
2-08-001-0002 CREATION OF COMMISSION:
2-08-001-0003 TERMS OF OFFICE:
2-08-001-0004 FUNCTIONS:
2-08-001-0005 MEETINGS; ATTENDANCE:

2-08-001-0001 DECLARATION OF POLICY:

There is hereby established the Commission on Diversity Awareness. It shall be the Commission's duty to advise the City Council on issues and methods in promoting diversity awareness within the City of Flagstaff. (Ord. 2000-26, Amended, 11/17/2000)

2-08-001-0002 CREATION OF COMMISSION:

There is hereby created the Commission on Diversity Awareness which shall consist of seven (7) regular members who shall be appointed by the City Council. A Chairperson shall be selected by a majority vote of those members at a meeting called for that purpose. (Ord. 2001-07, Amended, 03/06/2001; Ord. 2000-26, Amended, 11/17/2000; Ord. No. 2007-06, Amended 02/05/2007; Ord. No. 2011-06, Amended 05/17/2011; Ord. 2014-28, Amended, 11/18/2014)

2-08-001-0003 TERMS OF OFFICE:

Terms shall be for three years except for the first appointments to create staggered terms. The City Council shall appoint three members for three (3) year terms, two members for two (2) year terms, and two members for one (1) year terms. After the initial appointment all terms, including alternates, thereafter will be three (3) year terms. The City Council will make every effort to recruit and appoint those individuals that represent the diverse population of Flagstaff and who have demonstrated an interest in minority issues, or promoting those issues of cultural diversity. (Ord. 2000-26, Amended, 11/17/2000; Ord. 2011-06, Amended 05/17/2011)

2-08-001-0004 FUNCTIONS:

The duties of the Commission shall include, but not be limited to:

A. Fostering mutual understanding, tolerance, respect and awareness among all citizens within the City of Flagstaff; recognizing the different economic, cultural, social, racial, religious and ethnic groups within the City; cooperating in the development of

educational programs dedicated to improvement of community relations with and to enlist the support of various groups to foster diversity awareness.

B. Developing recommendations for the Mayor and City Council to assist in developing any policies required to respond to the concerns and needs of those in the community and on the Commission in the promotion of diversity awareness.

C. Advising and assisting the City Council on ways to educate the community on diversity awareness and developing ways to disseminate such information through surveys, studies, forums, workshops, brochures or other events.

D. Developing and providing public forums for identifying and discussing issues of interest relating to the area of diversity awareness.

E. Acting as an information or referral group to assist individuals, organizations and employers in an effort to aid the community towards greater understanding and respect for diversity awareness among all individuals. (Ord. 2000-26, Amended, 11/17/2000)

2-08-001-0005 MEETINGS; ATTENDANCE:

A quorum shall consist of four (4) voting members of the Commission.

The Commission shall meet at such times, dates and locations as determined by the members except that the Chairperson may call a special meeting with not less than twenty-four (24) hours' notice.

A regular member who is absent for two (2) consecutive unexcused regular meetings may be removed from the Commission by a vote of the City Council upon recommendation of the Commission. (Ord. 2000-26, Added, 11/17/2000; Ord. 2007-06, Amended 02/06/2007; Ord. 2011-06, Amended, 05/17/2011; Ord. 2014-28, Amended, 11/18/2014; Ord. 2016-30, Amended, 07/05/2016)

6. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacy Fobar, Deputy City Clerk
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Consideration of Appointments: Sustainability Commission.

STAFF RECOMMENDED ACTION:

Make one appointment to a term expiring October 2021.

Executive Summary:

The Sustainability Commission consists of seven citizens and is responsible for recommending and coordinating activities in concert with the City of Flagstaff Sustainability Program. To accomplish this objective, the Commission will address the social, economic, and environmental considerations of meeting the needs of current and future citizens. Among the Commission's directives are the promotion of sustainable practices in all spheres of life and educating Flagstaff citizens.

There is currently one seat available due to a resignation.

It is important to fill vacancies on Boards and Commissions quickly so as to allow the Commission to continue meeting on a regular basis.

There are three applications on file for consideration by the Council, they are as follows:

Richard Becher (new applicant)
Thomas Bourne, Jr. (new applicant)
Breanna Guzman (new applicant)

In an effort to reduce exposure to personal information the commission roster, applicant roster and applications will be submitted to the City Council separately.

COUNCIL APPOINTMENT ASSIGNMENT: Councilmember Odegaard

Financial Impact:

These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

Policy Impact:

Not applicable.

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

There is no Council goal that specifically addresses appointments to Boards and Commissions; however, boards and commissions provide input and recommendations based on City Council goals that may pertain to the board or commission work plan.

Has There Been Previous Council Decision on This:

None

Options and Alternatives:

1) Appoint one Commissioner: By appointing one member at this time, the Commission on Diversity Awareness will be at full membership, allowing the group to meet and provide recommendations to the City Council.

2) Postpone the action to allow for further discussion or expand the list of candidates.

Community Benefits and Considerations:

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

Community Involvement:

INFORM: The vacancies are posted on the City's website and individual recruitment and mention of the openings by Board members and City staff has occurred, informing others of these vacancies through word of mouth.

Attachments: Sustainability Commission Authority

CHAPTER 2-17
SUSTAINABILITY COMMISSION

SECTIONS:

2-17-001-0001 COMMISSION ESTABLISHED; ORGANIZATIONAL STRUCTURE
2-17-001-0002 PURPOSE; POWERS AND DUTIES

2-17-001-0001 COMMISSION ESTABLISHED; ORGANIZATIONAL STRUCTURE

A. Establishment of the Commission.

1. There is hereby created the Sustainability Commission (the "Commission"), which shall replace the Clean and Green Committee.

2. The membership of the Commission shall consist of seven (7) members. Members of the Commission shall be appointed by the City Council and shall represent the diverse interests and views of the community. The Commission shall be a working Commission, in which each member takes an active role in accomplishing the goals and objectives of the Commission. Members shall serve a term of three (3) years with no member appointed for more than two (2) full consecutive terms.

3. The Commission shall be responsible for electing a Chair and a Vice-Chair. The Chair shall act as public spokesperson for the Commission at public functions, shall serve as an ex officio member of all standing committees, shall appoint the Chair of all standing committees upon the advice and consent of the Commission, and shall perform other duties as required. The Vice-Chair shall act in the absence of the Chair. (Ord. 2014-28, Amended, 11/18/2014)

2-17-001-0002 PURPOSE; POWERS AND DUTIES

The purpose of this Commission shall be to continue the work initiated by the Clean and Green Committee and to further work with the City Council and the City Staff by recommending and coordinating activities as part of the Flagstaff Sustainability Program, the U.S. Mayors Climate Protection Agreement, and any future sustainability initiatives pursued by the City.

Subject to state law and the procedures prescribed herein, the Sustainability Commission shall have and may exercise the following powers, duties, and responsibilities:

A. The Commission shall work with City staff toward the development and implementation of the Flagstaff Sustainability Program. The issues addressed by this program may include, but not be limited to, the following:

1. Climate and air quality
2. Transportation
3. Energy
4. Solid waste and toxic substances
5. Water, wastewater, and stormwater
6. Sustainable building and purchasing practices
7. Sustainable economic development

B. The Commission shall work with the City staff toward the development and implementation of the U.S. Mayors Climate Protection Agreement and any future sustainability initiatives passed by the City Council.

C. The Commission shall work with the City Council in the development of initiatives linking the concepts of sustainability with economic development and affordability for the benefit of all community members.

D. The Commission shall promote the benefits of sustainable practices in all spheres of life and shall educate the public concerning such practices.

E. The Commission shall promote compliance with City ordinances concerning sustainability and environmental management.

F. The Commission shall encourage sustainable practices by individuals, groups, organizations, industrial and commercial enterprises, educational institutions, and government agencies.

(Ord. 2007-27, Amended 04/17/2007)

7. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Charity Lee, Real Estate Manager
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Consideration and Adoption of Ordinance No. 2019-03: An ordinance of the Flagstaff City Council ratifying the grant and reservation of easements; and formally accepting dedications and donations of easements and real property interests; delegating authority; and establishing an effective date.
(approving receipt/transfer of easements and real property interests)

STAFF RECOMMENDED ACTION:

At the April 2, 2019 Council Meeting:
1) Read Ordinance No. 2019-03 by title only for the first time
2) City Clerk reads Ordinance No. 2019-03 by title only (if approved above)
At the April 16, 2019 Council Meeting:
3) Read Ordinance No. 2019-03 by title only for the final time
4) City Clerk reads Ordinance No. 2019-03 by title only (if approved above)
5) Adopt Ordinance No. 2019-03

Executive Summary:

The City regularly receives real property interests from private property owners during the development review process. Typically these real property interests are acquired by dedication or donation. These acquisitions may be for drainage, utilities, the urban trails system, slopes, rights-of-way or other public purposes.

The City also regularly grants or reserves utility easements across City property necessary for City projects or buildings.

This ordinance will ratify the easements and real property either received or granted by City.

Financial Impact:

Real property is considered a fixed asset in the City. Until City Council approves an ordinance accepting the acquisitions, the real property value is not recognized in an audit so while there is not an actual financial expenditure associated with these acquisitions, there is a fixed asset value the City receives through this action.

Policy Impact:

None

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

TRANSPORTATION AND OTHER PUBLIC INFRASTRUCTURE
Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

Has There Been Previous Council Decision on This:

Annually the Real Estate program brings a list of real property and easements to be approved by Council. January 2, 2018 was the last time the real property and easements were approved by Council through Ordinance No. 2018-02.

Options and Alternatives:

1. Adopt Ordinance No. 2019-03.
Pros: Formally approving the real property interest transactions confirms with City practices. Cons: None.
2. Do not adopt Ordinance No. 2019-03. In this case the transactions would need to be voided. Pros: None identified. Cons: This would result in loss of legal rights to use properties for utilities, trails, drainage and other public purposes.

Background/History:

The City Charter requires acquisition and disposition of real property by ordinance. The CIty generally applies this principle to lesser interests as well.

Key Considerations:

The real property interests received or transfered are necessary for the provision of services as the community grows and the liability assumed is consistent with these same real property rights throughout the community.

Community Benefits and Considerations:

The Flagstaff community will benefit from acquisition of real property interests that are used by and serve community needs.

Attachments: Ord. 2019-03
Exhibit A
Presentation

ORDINANCE NO. 2019-03

AN ORDINANCE OF THE FLAGSTAFF CITY COUNCIL RATIFYING THE GRANT AND RESERVATION OF EASEMENTS; AND FORMALLY ACCEPTING DEDICATIONS AND DONATIONS OF EASEMENTS AND REAL PROPERTY INTERESTS; DELEGATING AUTHORITY; AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff ("City") has received dedications and donations of easements and real property interests across private property which have not yet been formally accepted by City Council; and

WHERES, the City has granted and reserved easements across City property for City projects, which have not yet been ratified by City Council;

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1: In General.

That the City formally accepts the dedications and donations of easements and real property as listed in Exhibit A, attached to this ordinance.

That the City ratifies the grants and reservations of easements across City property as listed in Exhibit A, attached to this ordinance.

SECTION 2: Delegation of Authority.

That the City Manager, the City Attorney, the City Clerk, the Finance Director, the City Real Estate Manager, or other employees or agents as deemed necessary, are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this ordinance.

SECTION 3: Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 16th day of April, 2019.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

EXHIBIT A								
Property Type	**Parcel Number Locator**	**Project**	**Location**	**Grantor**	**Grantee**	**Property Size in Acres**	**Document Number**	**Date Recorded**
PUE	10402057		605 S. Fountaine	Southside Flats LLC	City of Flagstaff	0.0005	3806326	1/1/2018
PUE	11210012	Camryn Pines	1525 W. Palmer Avenue	Fountainhead LLC	City of Flagstaff	.20 acres	3808451	2/15/2018
Public Water Easement	11323004J		3735 N. Kaspar Drive	Flagship Realty, LLC		0.117	3807779	
PUE	11201002	Railroad Springs	No address off Route 66	City of Flagstaff	APS	0.08	3807971	2/9/2018
PUE	10806001	Bushmaster Park	Bushmaster Park	City of Flagstaff	APS	0.027	3807972	2/9/2018
PUE	11201001D		3366 W. Route 66	City of Flagstaff	APS	0.212	3807973	2/9/2018
PUE	11210012		1525 W Palmer Ave	Fountainhead Flag LLC	City of Flagstaff	0.2	3808451	2/15/2018
PUE	10146003B (Previous APN 10146003A)		1620 N. Gemini Dr.	City of Flagstaff	MMV Devco LLC	1.237	3809612, 3809613	2/27/2018, 3/2/18
Temporary Access Easement	11201019		2701 S. Woody Mountain Rd	VP 66 & Woody Mountain	City of Flagstaff	0.11	3810029	3/9/2018
Temporary Drainage Easement	11201019		2701 S. Woody Mountain Rd	VP 66 & Woody Mountain	City of Flagstaff	0.16	3810030	3/9/2018
PUE	11337004D	Country Club I-40 Watermain	Nestle Purina Avenue	Purina	City of Flagstaff	0.03	3815353	5/17/2018
Water Easement Reservation	10419117A		No Address Elden St. & Lone Tree Rd.	City of Flagstaff		0.030	3815788	5/23/2018
Water Easement Reservation	11661006	32 acre site off of JW Powell	456 W. John W. Powell Blvd	City of Flagstaff		Map shows a proposed 30' wide easement.	3815789	5/23/2018
Waterline Easement	11337001E	Country Club I-40 Watermain	5531 E. Cortland Blvd.	M.T.N Investments	City of Flagstaff	0.47	3816356	5/31/2018
PUE	11220013B		600 W. University Heights Dr N	Trailside Mar LLC	City of Flagstaff	0.53	3816935	6/7/2018
Temporary Public Road and Slope Easement	113100001 (Previous APN 11310001J)	Trails End Retreat Subdivision	4950 E Trails End Dr.	Forest Ring LLC	City of Flagstaff	0.42	3816764	6/5/2018

Property Type	Parcel Number Locator	Project	Location	Grantor	Grantee	Property Size in Acres	Document Number	Date Recorded
Drainage Maintenance Agreement	10607025A	Fourth Street FUTS	1201 S. Fourth St. (Fourth St. FUTS Project)	Forest Springs Homeowners Association	City of Flagstaff	N/A	GEN--2018-150-AG1	
Waterline Easement	10303020	Oreganos	1107 S. Plaza Way	Cole Mt. Flagstaff AZ.	City of Flagstaff	0.01	3817635	6/15/2018
FUTS Easement Dedication	11661013	Swift Travel Center F	JW Powell Rd. /Shamrell Rd	City of Flagstaff		0.16	3819638	7/10/2018
Lessee Consent to Dedication	11661013	Swift Travel Center F	JW Powell Rd. /Shamrell Rd	Pulliam V, LLC	City of Flagstaff	0.16	3819639	7/10/2018
Drainage Easement	10608002V	Sparrow Road Improvements	E. Sparrow Rd.	FUSD	City of Flagstaff	0.068089991	3819640	7/10/2018
Slope Easement	10608002V	Sparrow Road Improvements	E. Sparrow Rd.	FUSD	City of Flagstaff	0.436914601	3819641	7/10/2018
APS Easement	11008001G	Buffalo Park Restrooms	2400 E. Gemini	City of Flagstaff	APS		3822026	8/7/2018
APS Easement	100-21-012A, 100-18-001C	Wheeler Park and City Hall	Off Aspen Avenue	City of Flagstaff	APS		3825616	9/20/2018
Waterline Easement	10730022A	AKDHC Project	2201 N. Vicky Street	AKDHC Flagstaff Real Estat	City of Flagstaff	0.0002	3827964	
Drainage Easement	11317014	Navajo Hopi Health	6300 N. Highway 89	Navajo Hopi Health Founda	City of Flagstaff	0.06382	3824881	9/11/2018
Sidewalk Easement	10715014A		2201 N Vicky Street	AKDHC Flagstaff Real Estate Holdings LLC	City of Flagstaff	9.0744	3827963	10/18/2018
PUE	10715014A		2201 N Vicky Street	AKDHC Flagstaff Real Estate Holdings LLC	City of Flagstaff	0.002	3827962	10/18/2018
Construct & maintain ditch and dyke and Ingress and Egress	ADOT Parcel 3-087	F-037-1-701	State Highway	State of Arizona by and through the Department of Transportation	City of Flagstaff		3828174	10/22/2018
APS Easement	11661013	Swift Travel Center	3051 W. Shamrell Blvd	City of Flagstaff	APS	not defined	3830787	11/30/2018

Property Type	Parcel Number Locator	Project	Location	Grantor	Grantee	Property Size in Acres	Document Number	Date Recorded
Century Link Easement	11661004	Fiber at the Airport	6090 S. Liberator Ln.	City of Flagstaff	Qwest Corporation, d/b/a Century Link	0.65	3837246	3/13/2019
Century Link Easement	10021012A	City Hall Fiber	211 W. Aspen Avenue	City of Flagstaff	Qwest Corporation, d/b/a Century Link	0.081	3837247	3/13/2019
Water and Sewer	108-07-024	CED Warehouse	3180 N. Caden Court	FlG CED, LLC	City of Flagstaff	0.03	3837588	3/19/2019
Sidewalk Easement	108-07-024	CED Warehouse	3180 N. Caden Court	FLG CED, LLC	City of Flagstaff	0.02	3837589	3/19/2019

City Acceptance of Various Parcels, Easements and Rights of Way

Charity Lee-Real Estate Manager

April 2nd, 2019

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

What Does Real Estate Do?

- Leases
- License Agreements
- Easements
- Right of Way
- Abandonments
- Property Acquisitions and Sales
- Property Valuations
- Research Property Information

Who Approves?

Council Approval

- Leases
- Easements
- Right of Way Dedications
- Abandonments
- Property Acquisitions
- Sale of City Property

City Manager Approval

- License Agreements
- Contracts valued at less than $50,000 may be signed by the City Manager, per the Procurement Code Manual and City Manager Directive

Easement

- City Council approved
- Permission to use the real property for specific purpose
- Transfers an interest in the real property
- Recorded and encumbers the property
- Usually non-exclusive
- May be revocable if use is abandoned

Easements

- Easements requested across City (Private Development)
  - Pay market value
  - Easement approved by Council prior to grant of easement
- Easements across City property (City projects)
  - APS, Century Link, Suddenlink, Unisource, etc.
  - Signed by Mayor and then ratified once per year with all other easements

Right of Way

- Fee simple land dedicated to the City for public travel and utilities
- Received through the development review process
- Transferred to the City by plat or deed

Process

- City acquires real property interests; easements, land and right of way during the development review process by dedication or donation

- Property interests for drainage, utilities, urban trails system, slopes, rights-of-way or other public purposes

- City Council approves the easements and rights of way received typically once per year.

Ordinance No. 2019-03

- The City Charter, in Article VII Section 5, requires the City to acquire real property by ordinance

- This ordinance will formally accept the real property interests donated, dedicated, or otherwise acquired by City and approve grants and reservations of public utility easements for City projects

Questions

?

7. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Charity Lee, Real Estate Manager
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Consideration and Adoption of Ordinance No. 2019-04: An ordinance of the Flagstaff City Council authorizing real property to be dedicated as right-of-way, delegating authority, and establishing a effective date.

STAFF RECOMMENDED ACTION:

At the April 2, 2019 Council Meeting:

1) Read Ordinance No. 2019-04 by title only for the first time
2) City Clerk reads Ordinance No. 2019-04 by title only (if approved above)

At the April 16, 2019 Council Meeting:

3) Read Ordinance No. 2019-04 by title only for the final time
4) City Clerk reads Ordinance No. 2019-04 by title only (if approved above)
5) Adopt Ordinance No. 2019-04

Executive Summary:

The City regularly acquires real property interests during the development review process and also for City street improvement projects. These real property interests may have been acquired by dedication, donation or purchased by the City. The properties identified were acquired for right-of-way purposes. However, Coconino County Assessor records currently do not show them as right-of-way (they are assigned parcel numbers). By adopting this ordinance, the properties will be clearly dedicated as right-of-way. This will help with City and County GIS mapping and clear up any confusion regarding permissible uses of the property.

Financial Impact:

There is no financial impact to the City

Policy Impact:

None

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

TRANSPORTATION AND OTHER PUBLIC INFRASTRUCTURE
Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

Has There Been Previous Council Decision on This:

No

Options and Alternatives:

1. Dedicate the City parcels as right of way
2. No change to the City parcels

Background/History:

The City Real Estate Program has been reviewing all city parcels and has realized that a number of city parcels should be dedicated as right of way because they are parcels within roadways or walkways. Dedicating the properties as right of way will clarify what the intent of the property is and will remove it from city property inventory and it will become part of the City right of way.

Key Considerations:

The City desires to accurately identify public right-of-way and allow for City and County GIS maps to be updated.

Expanded Financial Considerations:

None

Community Benefits and Considerations:

Updated and more accurate GIS mapping.

Community Involvement:

Inform

Expanded Options and Alternatives:

None

Attachments: Ord. 2019-04
Exhibit A
Presentation

ORDINANCE NO. 2019-04

AN ORDINANCE OF THE FLAGSTAFF CITY COUNCIL AUTHORIZING REAL PROPERTY TO BE DEDICATED AS RIGHT-OF-WAY, DELEGATING AUTHORITY, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, The City of Flagstaff ("City") has obtained numerous deeds for real property through grants, donations or acquisitions; and

WHEREAS, pursuant to Article VII, Section 5 of the Flagstaff City Charter, the City shall acquire real property by ordinance; and

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1: In General.

That the acceptance of the specific grants and donations of interests in real property as more particularly described and depicted in Exhibit A, attached to this ordinance, are hereby authorized and ratified and dedicated as City right-of-way.

SECTION 2: Delegation of Authority.

That the City Manager, the City Attorney, the City Clerk, the Finance Director, the City Real Estate Manager, or other employees or agents as deemed necessary, are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this ordinance.

SECTION 3: Effective Date

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 16th day of April, 2019.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

EXHIBIT A **City Parcels for Dedication of Right-Of-Way**

APN	Address	Acreage
111-22-057	2370 N TILLIE LN	0.44
101-01-001S	NO ADDRESS, OFF 1350 N RIM DR	0.17
101-01-016	NO ADDRESS, OFF 1350 N RIM DR	0.32
101-01-001Z	NO ADDRESS, OFF1300 N RIM DR	0.07
103-06-018B	NO ADDRESS, OFF 526 W CLAY AVE	0.14
100-22-024	NO ADDRESS, OFF W RT 66	0.15
100-22-025	NO ADDRESS, OFF 401 W SANTA FE AVE	0.03
100-22-026	NO ADDRESS, OFF 401 W SANTA FE AVE	0.01
103-17-009	211 E	0.3
104-02-084	NO ADDRESS, OFF S. LONE TREE ROAD	0.09
104-02-085	NO ADDRESS, OFF S. LONE TREE ROAD	0.10
104-02-086	NO ADDRESS, OFF 613 S LONE TREE RD	0.09
104-02-087	NO ADDRESS, OFF 615 S LONE TREE RD	0.09
104-18-058	37 E RIDGECREST DR	0.18
104-02-119	NO ADDRESS, OFF 489 E FULLER WAY	0.27
101-23-001E	4 E TERRACE AVE	0.03
106-01-009A	NO ADDRESS, OFF 1590 E ROUTE 66	3.15
106-01-011V	NO ADDRESS, OFF 1881 E HUNTINGTON DR	5.33
112-48-071	NO ADDRESS, W. High County Trail	0.15
105-10-173	NO ADDRESS, OFF 3226 S SALVESTRIN LN	4.29
105-10-174	NO ADDRESS, OFF 3070 S CLUBHOUSE CIR	5.51
113-29-001N	NO ADDRESS, OFF N COUNTRY CLUB DR	2.63
Total Acreage		**23.52**

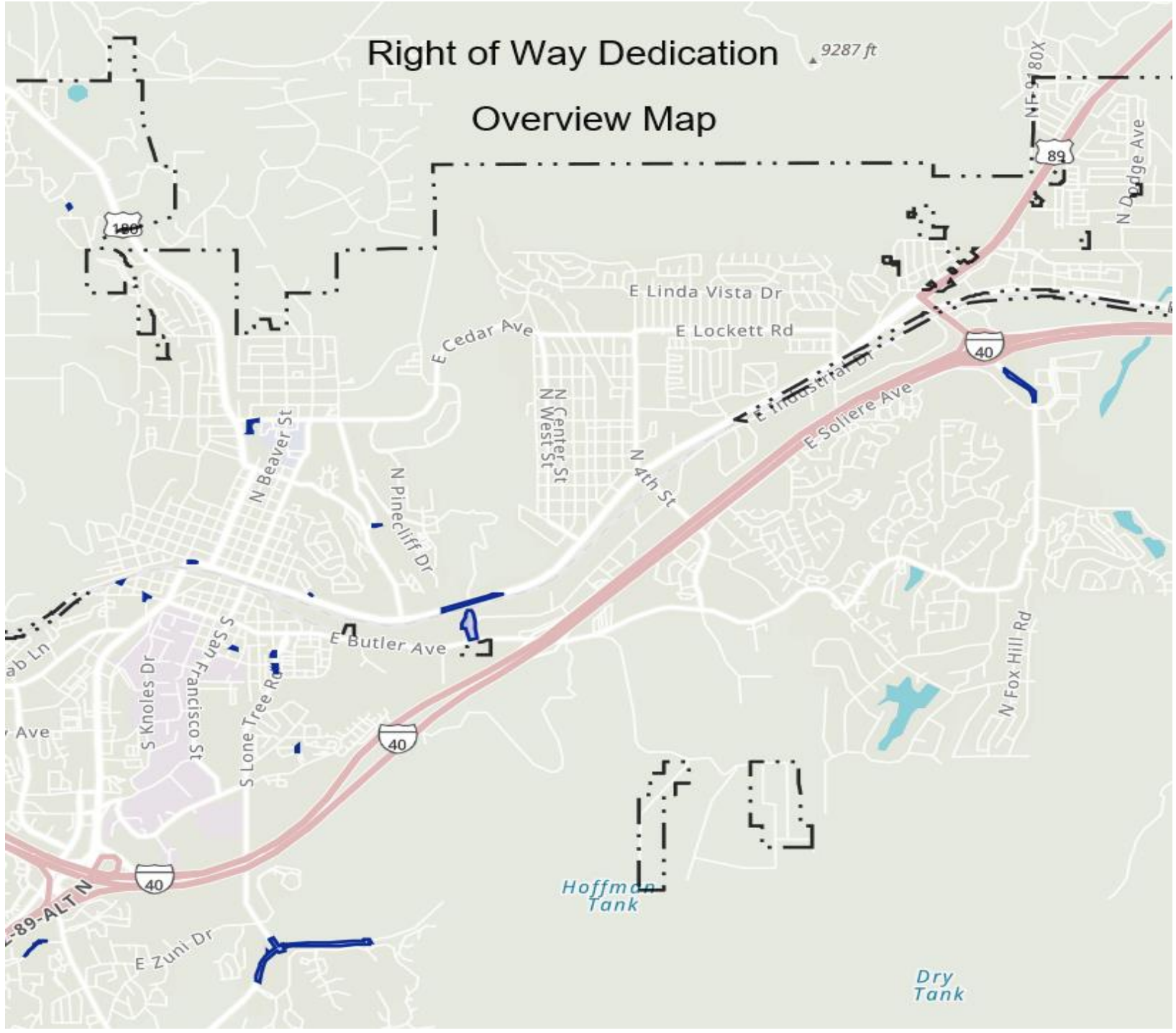
Dedicating City Property as Right of Way

Charity Lee –Real Estate Manager

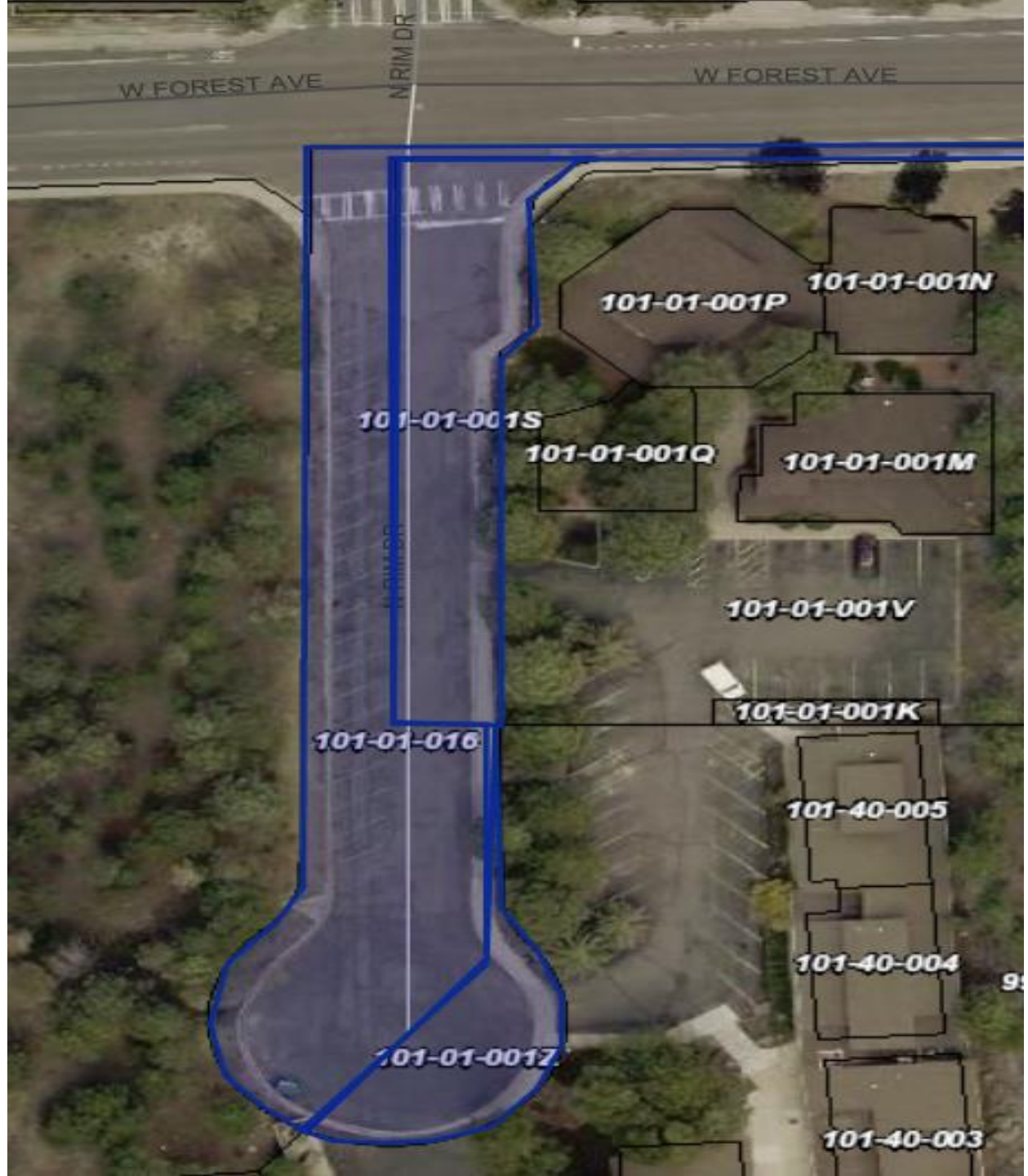
April 2nd, 2019

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER


Right of Way Dedication
Overview Map
9287 ft
E Linda Vista Dr
E Lockett Rd
E Cedar Ave
N Beaver St
N Pinecliff Dr
N Center St
N West St
N 4th St
E Industrial Dr
E Soliere Ave
E Butler Ave
S Knoles Dr
S San Francisco St
S Lone Tree Rd
N Fox Hill Rd
E Zuni Dr
Hoffman Tank
Dry Tank
40
89
180

N TILLIE LN
111-22-057
111-22-019A
111-22-02

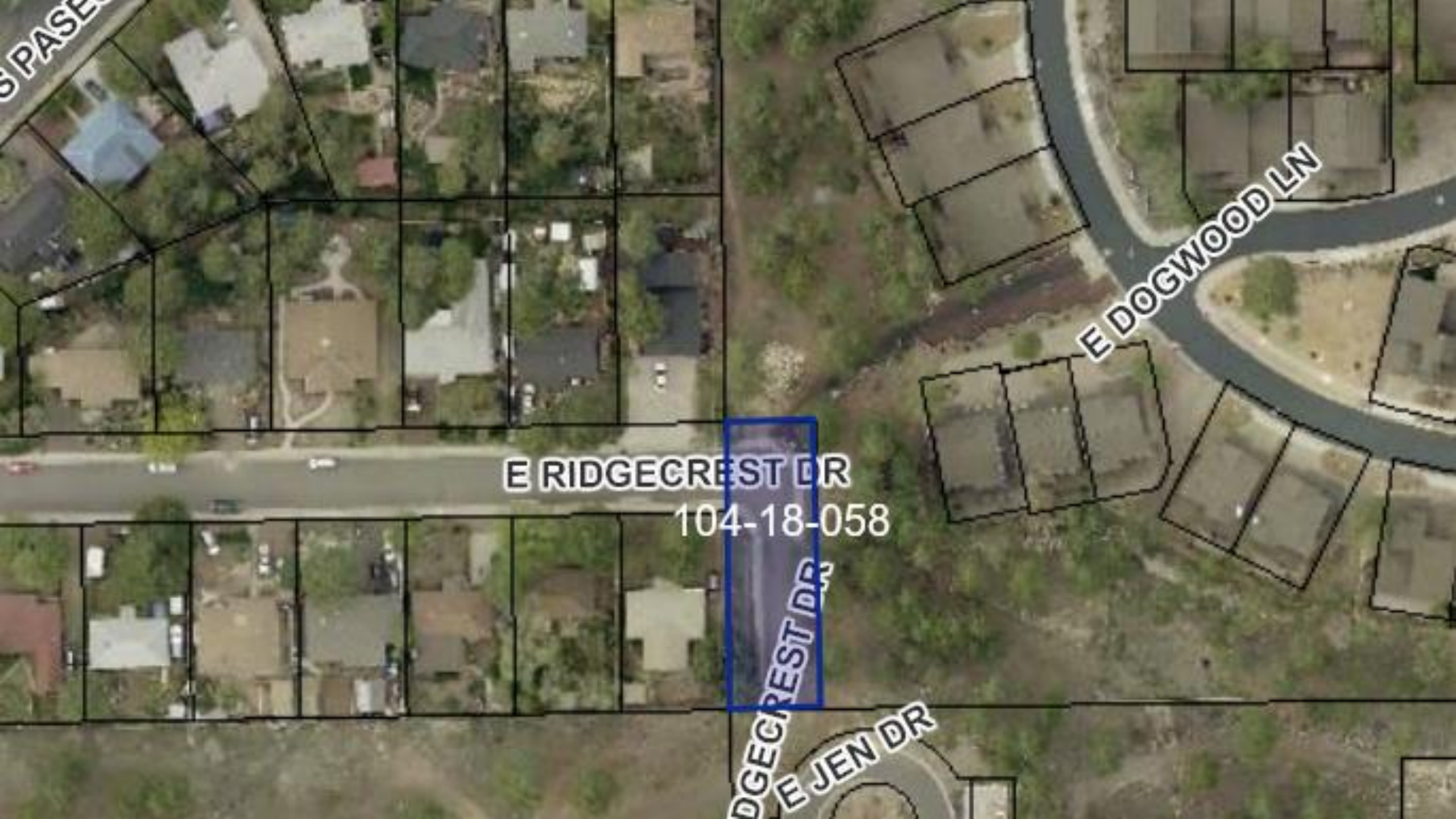

W FOREST AVE
N RIM DR
W FOREST AVE
101-01-001P
101-01-001N
101-01-001S
101-01-001Q
101-01-001M
101-01-001V
101-01-001K
101-01-016
101-40-005
101-40-004
101-01-0017
101-40-003

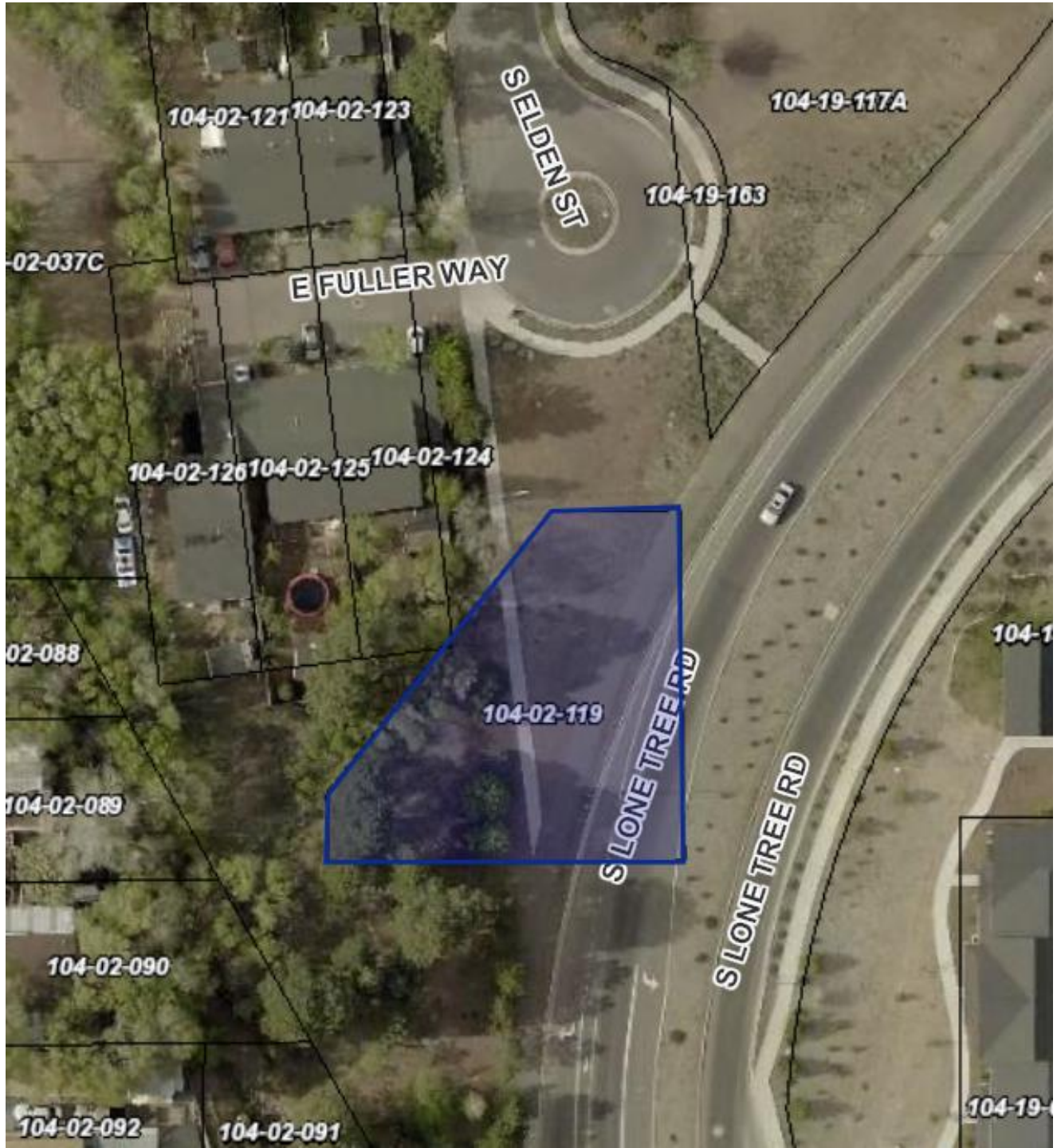
S MALPAIS LN
103-06-018B
W CLAY AVE
103-06-016
103-06-016A
103-06-018E

W. SANTA FE AVE.
100-22-019
W. ROUTE 66
100-22-026
100-22-025
100-22-024
100-43-001C

S AGASSIZ ST
S AGASSIZ ST
103-14-020
103-14-016
103-14-015
103-14-014
S VERDE ST
S VERDE ST
103-17-009
E ELLERY AVE
E ELLERY AVE
103-17-008A
103-17-008B
103-17-007
103-17-039
103-17-038
103-17-037
103-17-004A
103-17-011
S VERDE ST

S LONE TREE RD
104-02-084
104-02-085
S LONE TREE RD
104-19-137
104-02-086
104-02-087


E RIDGECREST DR
104-18-058
E DOGWOOD LN
E JEN DR


104-02-121
104-02-123
S ELDEN ST
104-19-117A
104-19-163
-02-037C
E FULLER WAY
104-02-126
104-02-125
104-02-124
02-088
104-02-119
S LONE TREE RD
S LONE TREE RD
104-02-089
104-02-090
104-02-092
104-02-091

101-23-001B
101-23-
101-23-001E
E TERRACE AVE
101-23-001D
104-04-001
E ROUTE 66

E ROUTE 66
E ROUTE 66
106-01-009A
E PONDEROSA PKWY
E HUNTINGTON DR
E HUNTINGTON DR
106-01-011V
E BUTLER AVE
E BUTLER AVE
E BUTLER AVE

112-48-071
W HIGH COUNTRY TRL
S LAKE MARY RD
S LAKE MARY RD

S LONE TREE RD
E ZUNI DR
105-10-174
E JW POWELL BLVD
E JW POWELL BLVD
105-10-173
S JW POWELL BLVD
S CLUBHOUSE CIR
S CLUBHOUSE CIR
S CLUBHOUSE CIR
S BLUEBIR
S BIRDS OF PRE
S MASONIC LN
S MARRYVALE LN
E STERLING LN
E SINGLETREE CT
E SINGLETREE CT
S TOURMALINE DR
E BENT TREE CIR
E MOSSY OAK CT
E ELYSIAN CT
E LA SERENA
S LINKS RD
S LINKS RD

I40 EB TO COUN
N COUNTRY CLUB DR
N COUNTRY CLUB DR
113-29-001N
E SOLIERE AVE
E CORTLAND BLVD
E CORTLAND BLVD

Ordinance No. 2019-04

- Approval of Ordinance No. 2019-04 will clarify the intent of the city property and will allow for GIS mapping to be updated and more accurate.

Questions

?

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Charity Lee, Real Estate Manager
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Consideration and Adoption of Ordinance No. 2019-05: an ordinance of the City of Flagstaff, dedicating certain City property as public right-of-way, all within the area of South Beulah Boulevard and West University Heights Drive; delegating authority to complete the transactions; and establishing an effective date;

Consideration and Adoption of Ordinance No. 2019-08: an ordinance of the City Council of the City of Flagstaff, granting non-exclusive utility easements to Arizona Public Service Company in, over, and across certain City property, within the area of South Beulah Boulevard and West University Heights Drive; delegating authority to complete the transactions; and establishing an effective date.

STAFF RECOMMENDED ACTION:

At the April 2, 2019 Council Meeting:
1) Read Ordinance No. 2019-05 by title only for the first time
2) City Clerk reads Ordinance No.2019-05 by title only (if approved above)
At the April 2, 2019 Council Meeting**:
3) Read Ordinance No. 2019-05 by title only for the final time (if approved unanimously)
4) City Clerk reads Ordinance No. 2019-05 by title only (if approved above)
5) Adopt Ordinance No. 2019-05

At the April 2, 2019 Council Meeting:
1) Read Ordinance No. 2019-08 by title only for the first time
2) City Clerk reads Ordinance No.2019-08 by title only (if approved above)
At the April 2, 2019 Council Meeting**:
3) Read Ordinance No. 2019-08 by title only for the final time (if approved unanimously)
4) City Clerk reads Ordinance No. 2019-08 by title only (if approved above)
5) Adopt Ordinance No. 2019-08

Staff is requesting that the first and second read occur at the same meeting on April 2, 2019. Pursuant to Article VII, section 6 of the Charter, the Council can read the Ordinance for the final time at the same meeting as the first read upon **unanimous consent of those Councilmembers present. If not approved by unanimous consent, the items shall be continued on April 16th for the second read.

Executive Summary:

Chason Companies has requested to install electric utility lines within what it believed to be right-of-way of West University Heights Drive North and South Beulah Boulevard. However, the areas in question were not dedicated as right-of-way, although those portions are clearly roadway. Staff is suggesting dedicating these portions of the properties that are within right-of-way to define the property boundaries and roadway. Utilities are customarily installed within City right-of-way and utility companies have authority to enter the right-of-way per a franchise agreement with the City. Utilities installed outside of City right-of-way require the granting of an easement.

A survey map is attached, it depicts the portions of the properties that fall within the roadway and will be dedicated as right of way and the utility easements to be granted to APS.

Financial Impact:

Chason Companies and the City of are jointly paying for the survey work for the dedication of right-of-way. The City will be receiving $4.00 per square foot for the APS utility easements across City property, also to be paid by Chason.

Policy Impact:

None

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

Economic Development

Grow and strengthen a more equitable and resilient economy.

Transportation and Other Public Infrastructure

Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

Affordable Housing

Support development and increase the inventory of public and private affordable housing for renters and home-owners throughout the community.

Has There Been Previous Council Decision on This:

No

Options and Alternatives:

Approve Ordinance Nos. 2019-05. Pros: Corrects public right-of-way as intended, allows orderly development.

Do not approve or request different terms and conditions. Con: Failure to approve will negatively affect Chason Companies' development efforts.

Approve Ordinance No. 2019-08. Pro: Requested utility easement will have nominal impact to City property (small areas). Helps Chason Companies' development.

Do not approve or request different terms and conditions. Con: Failure to approve will negatively affect Chason Companies' development efforts.

Background/History:

The Trailside Apartments project, owned by Chason Companies, is located at 600 W. University Heights Drive North. The 2-3 story, 120-unit apartment complex is bounded by existing APS overhead electric lines that must be undergrounded, per City of Flagstaff requirements, to allow for construction of the project. The new proposed underground alignment for the APS lines is generally located along the north/east side of University Heights Drive and north/west of Beulah Blvd. in existing and new proposed right-of-way. New required ground mounted APS equipment will be placed in new easements on City parcels.

Expanded Financial Considerations:

None

Community Benefits and Considerations:

By granting the easements Chason Companies will be able to proceed with their development which will provide housing for the City of Flagstaff.

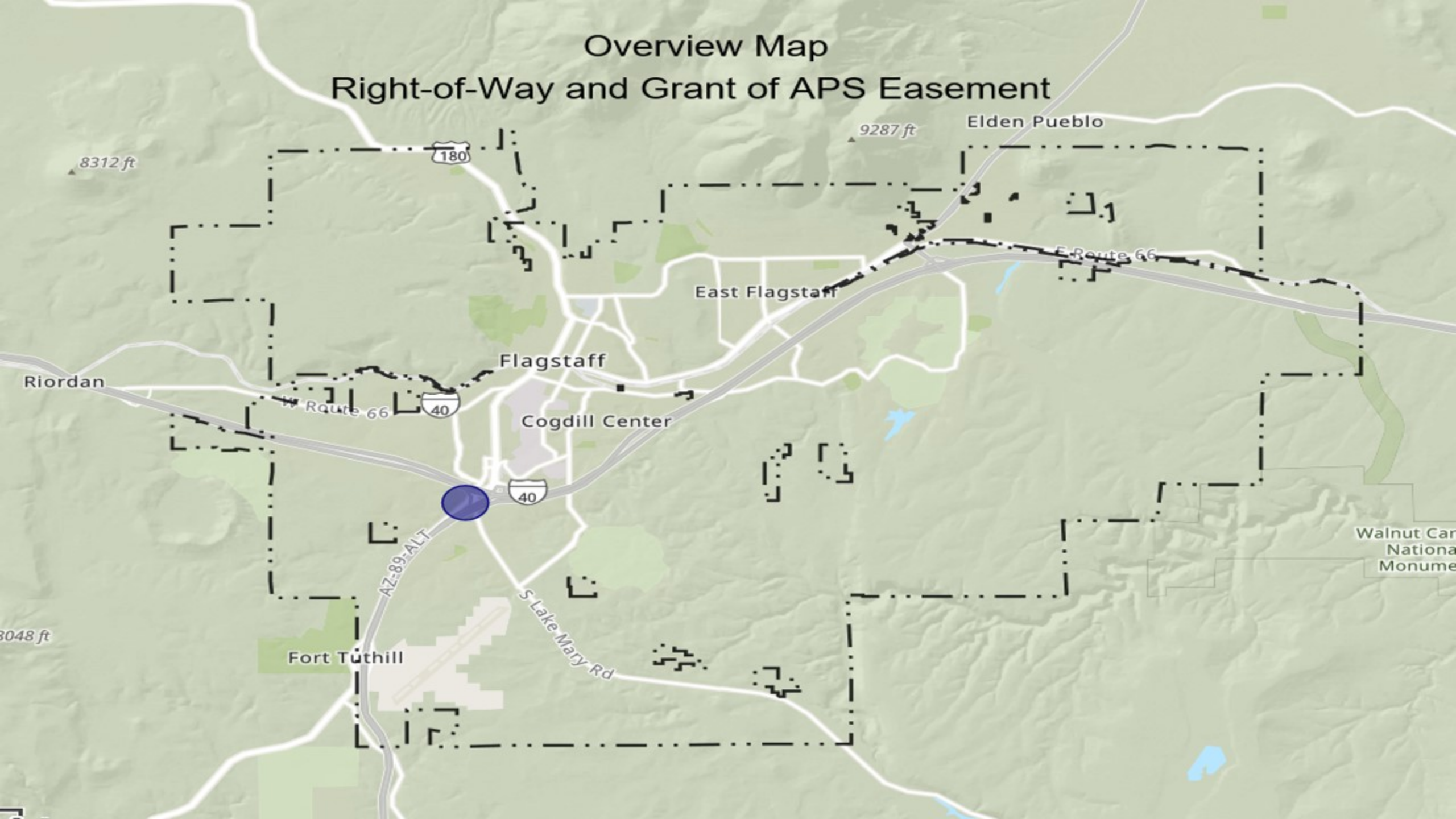
Community Involvement:

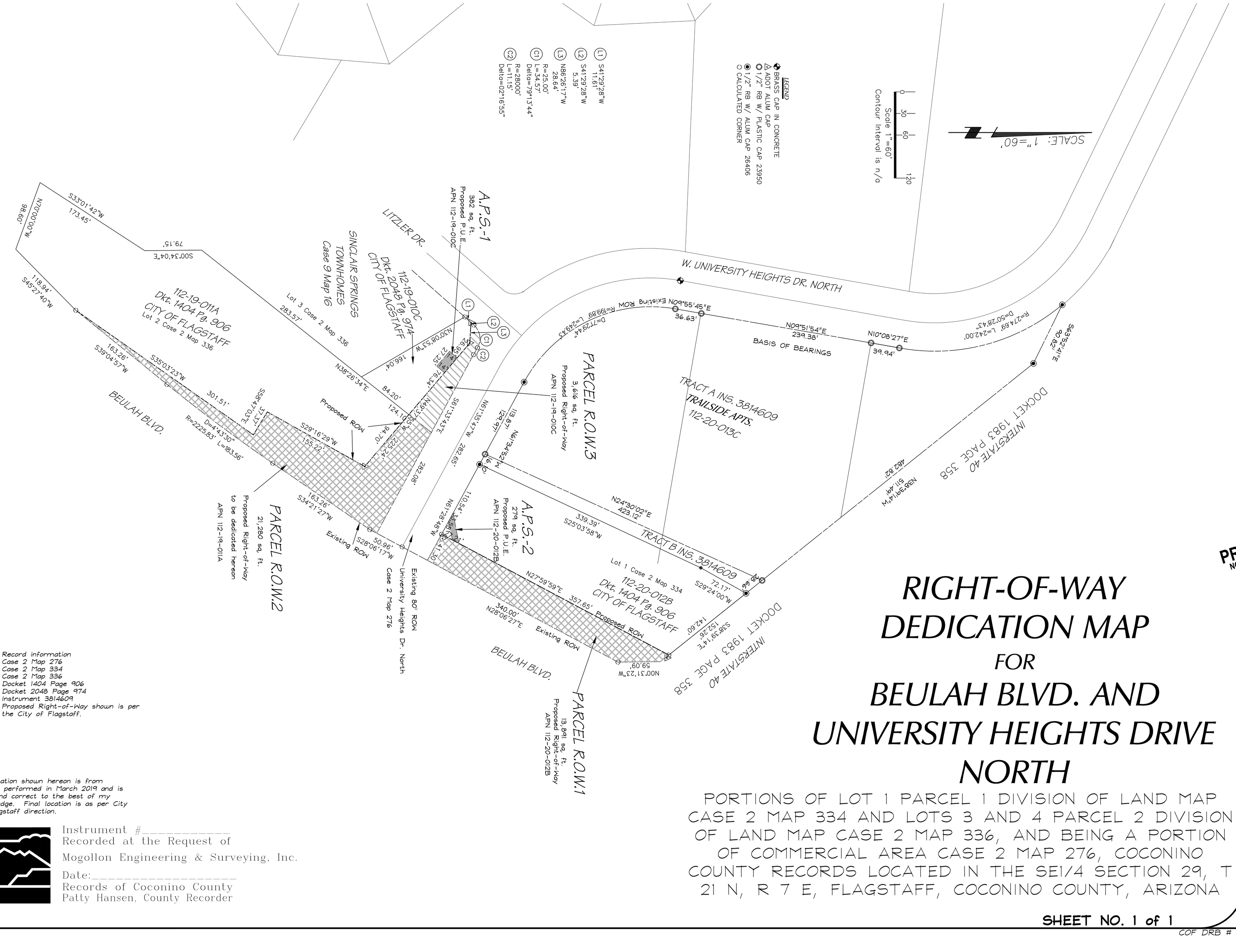
Inform

Attachments:

Overview Map
Exhibit A
Presentation
Aerial Parcel Image
Ord. 2019-05
Ord. 2019-08

Overview Map
Right-of-Way and Grant of APS Easement





RIGHT-OF-WAY DEDICATION MAP FOR BEULAH BLVD. AND UNIVERSITY HEIGHTS DRIVE NORTH

PORTIONS OF LOT 1 PARCEL 1 DIVISION OF LAND MAP CASE 2 MAP 334 AND LOTS 3 AND 4 PARCEL 2 DIVISION OF LAND MAP CASE 2 MAP 336, AND BEING A PORTION OF COMMERCIAL AREA CASE 2 MAP 276, COCONINO COUNTY RECORDS LOCATED IN THE SE1/4 SECTION 29, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY, ARIZONA

SHEET NO. 1 of 1

COF DRB #

Mogollon Inc ENGINEERING &SURVEYING
411 W. Santa Fe Ave., Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-0214 • Fax: 928-413-0015

EXHIBIT A
BEULAH BLVD
RIGHT-OF-WAY

3/28/19
MES# 12965

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 23950
ARIZONA U.S.A.
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING
Expires on 3/31/__

DATE: 3/28/19
DESIGNED BY:
DRAWN BY: kvh
CHECKED BY:
REVISIONS:
PROJECT NO. 12965
FN: row-ded.dwg
VERT SCALE:
HOR SCALE: 1"=60'

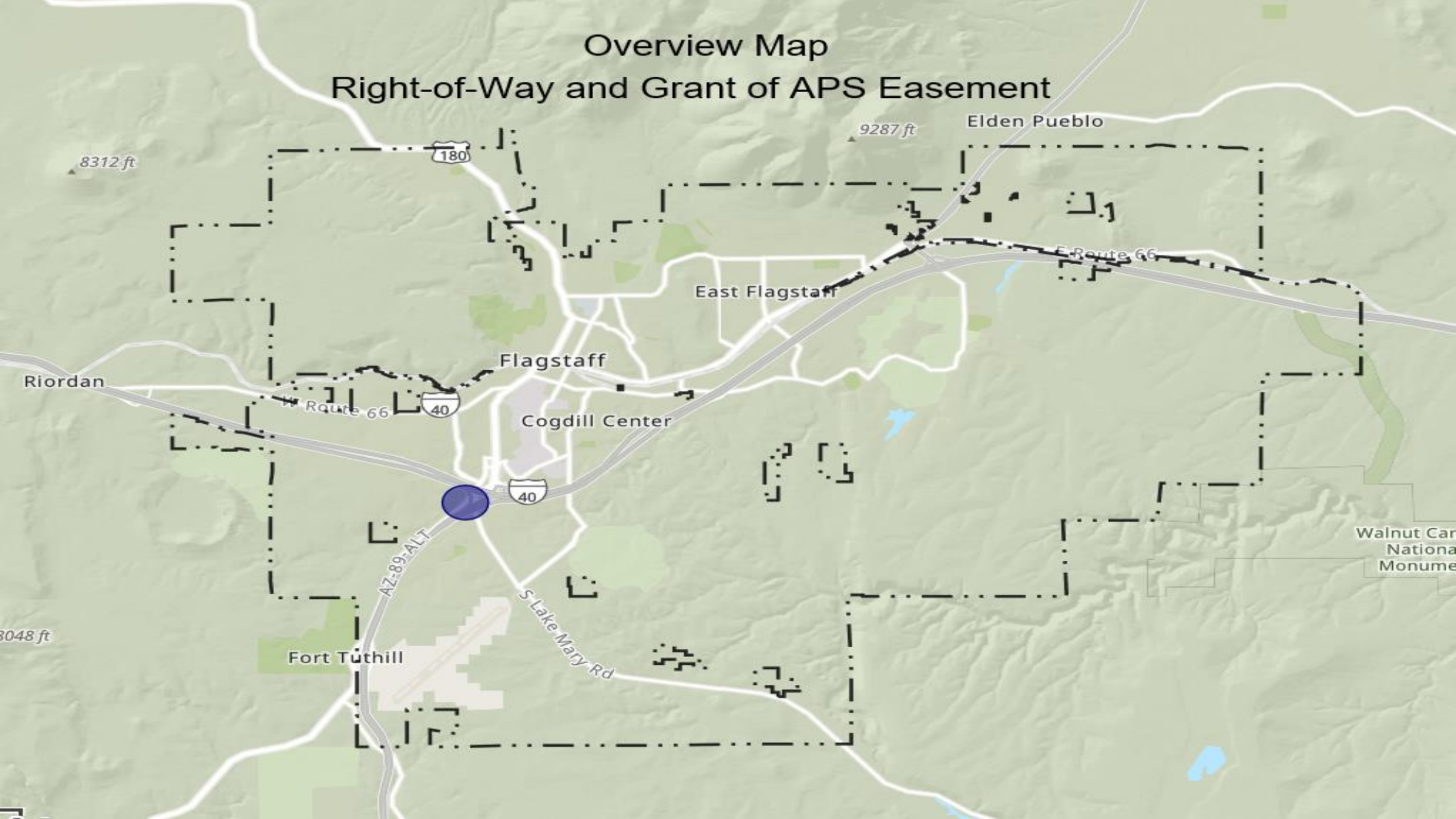
Granting Easements to APS and Dedicating Certain City Property as Public Right-of-Way

Charity Lee-Real Estate Manager

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

April 2nd 2019

Overview Map
Right-of-Way and Grant of APS Easement



Background

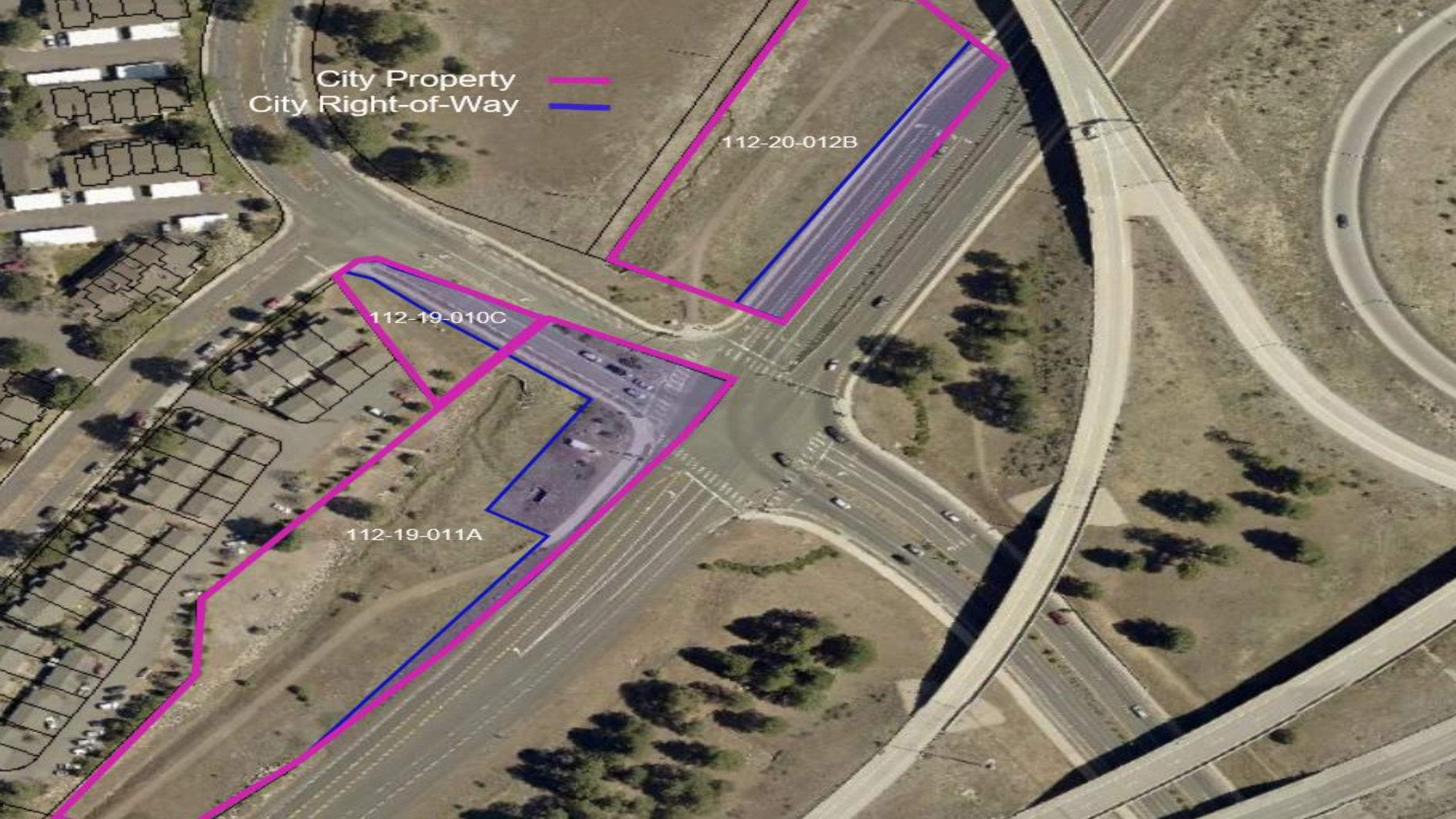
Trailside Apartments Project

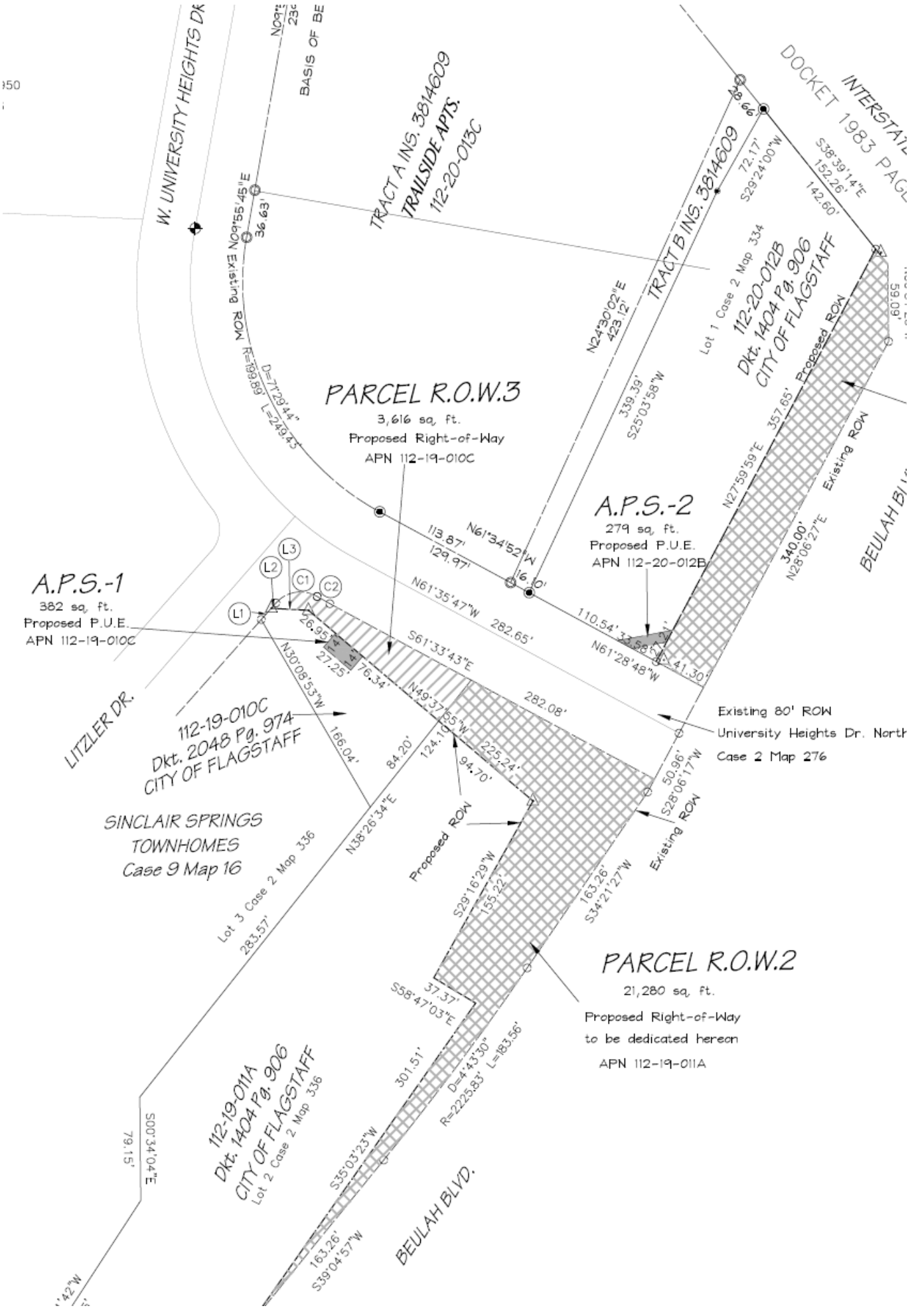
- Developer:
  - Is building a 2-3 story, 120 unit apartment complex
  - Is undergrounding overhead electric lines per City requirements
  - Asked to run the electric lines in City property adjacent to roadways
- City staff determined that:
  - Certain City property adjacent to the roadways should be dedicated as right-of-way (ROW); then, APS may use ROW per its franchise.
  - City should be paid $4/s.f. for electric easements on City property that are not ROW (small areas)

Background

Why dedicate City property as ROW?:

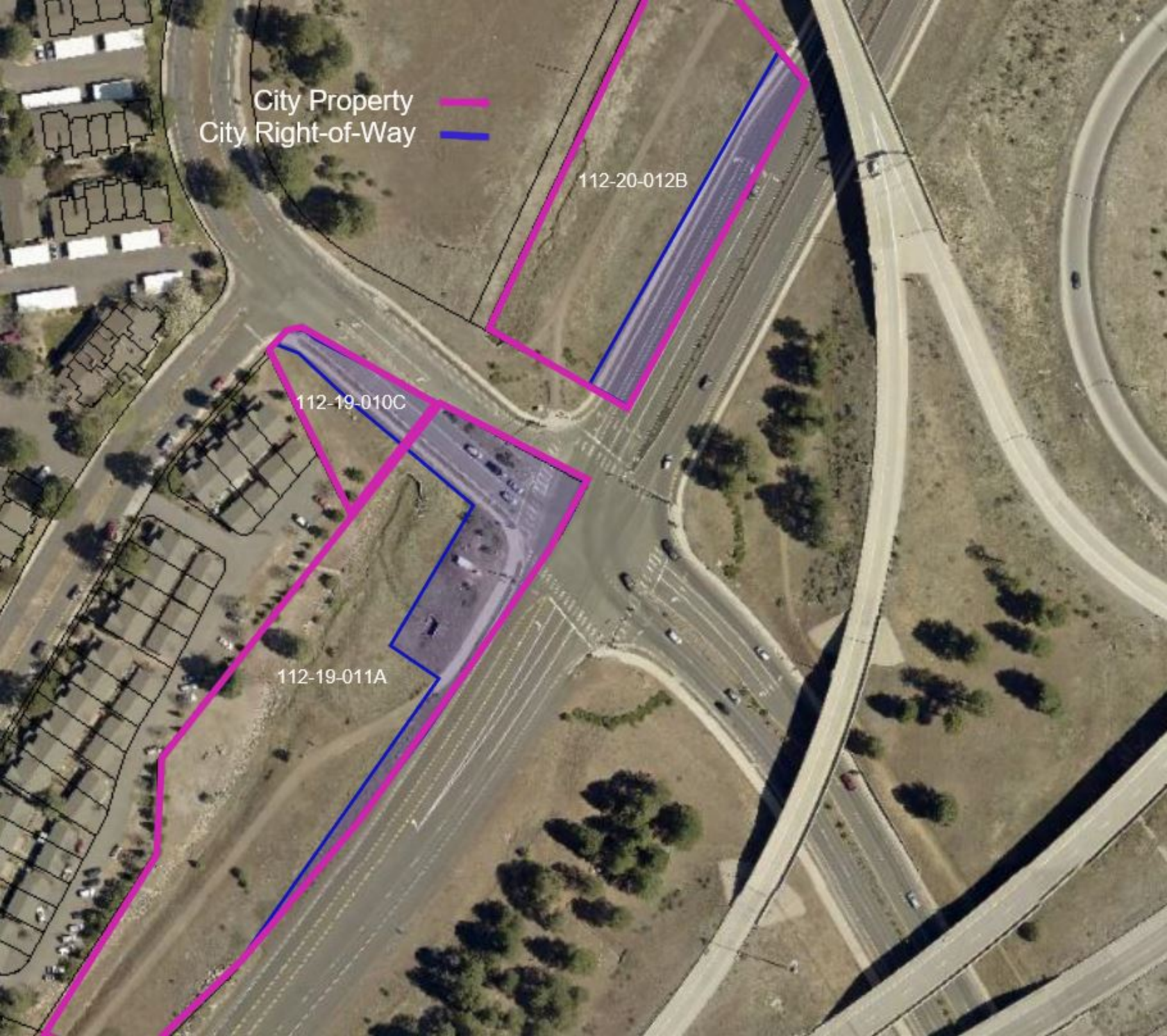
- Dedication of ROW will bring the intersection into conformity with Arizona Department of Transportation (ADOT) project as-built plans (realignment of this intersection);
- Helps the development;
- City and County maps will more accurately reflect existing roadways;
- FUTS trail and drainage structures are already located in the area that will be dedicated as ROW (these uses are consistent).


City Property
City Right-of-Way
112-20-012B
112-19-010C
112-19-011A


W. UNIVERSITY HEIGHTS DR
BASIS OF BE
N09°55'45"E
36.63'
TRACT A INS. 3814609
TRAILSIDE APTS.
112-20-013C
TRACT B INS. 3814609
112-20-012B
Dkt. 1404 Pg. 906
CITY OF FLAGSTAFF
Lot 1 Case 2 Map 334
DOCKET 1983 PAGE
INTERSTATE
S38°39'14"E
152.26'
142.60'
S29°24'00"W
72.17'
N24°30'02"E
423.12'
339.39'
S25°03'58"W
Proposed ROW
Existing ROW
N27°59'59"E
357.65'
340.00'
N28°06'27"E
BEULAH BLVD.
PARCEL R.O.W.3
3,616 sq. ft.
Proposed Right-of-Way
APN 112-19-010C
A.P.S.-2
279 sq. ft.
Proposed P.U.E.
APN 112-20-012B
A.P.S.-1
382 sq. ft.
Proposed P.U.E.
APN 112-19-010C
L1
L2
L3
C1
C2
N61°34'52"W
113.87'
129.97'
16.10'
N61°35'47"W
282.65'
110.54'
N61°28'48"W
41.30'
S61°33'43"E
76.34'
N30°08'53"W
166.04'
N49°37'55"W
282.08'
124.10'
225.24'
94.70'
84.20'
N38°26'34"E
Existing 80' ROW
University Heights Dr. North
Case 2 Map 276
S28°06'17"W
50.96'
Existing ROW
Proposed ROW
S29°16'29"W
155.22'
163.26'
S34°21'27"W
LITZLER DR.
112-19-010C
Dkt. 2048 Pg. 974
CITY OF FLAGSTAFF
SINCLAIR SPRINGS
TOWNHOMES
Case 9 Map 16
Lot 3 Case 2 Map 336
283.57'
PARCEL R.O.W.2
21,280 sq. ft.
Proposed Right-of-Way
to be dedicated hereon
APN 112-19-011A
S58°47'03"E
37.37'
301.51'
D=4°43'30"
R=2225.83'
L=183.56'
S35°03'23"W
163.26'
S39°04'57"W
112-19-011A
Dkt. 1404 Pg. 906
CITY OF FLAGSTAFF
Lot 2 Case 2 Map 336
S00°34'04"E
79.15'
BEULAH BLVD.

Questions

?


City Property
City Right-of-Way
112-20-012B
112-19-010C
112-19-011A

ORDINANCE NO. 2019-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, DEDICATING CERTAIN CITY PROPERTY AS PUBLIC RIGHT-OF WAY, ALL WITHIN THE AREA OF SOUTH BEULAH BOULEVARD AND WEST UNIVERSITY HEIGHTS DRIVE; DELEGATING AUTHORITY TO COMPLETE THE TRANSACTIONS; AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City desires to dedicate as public right-of-way certain real property owned by the City (affecting Coconino County Assessor Parcel Numbers 112-20-012B, 112-19-010C and 112-19-011A) as public right-of-way, in order to correctly align the public right-of-way with the constructed roadways of West University Heights Drive and South Beulah Boulevard as intended;

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The City hereby dedicates as public right-of-way that certain real property legally described and depicted in Exhibit A, attached hereto and incorporated by reference.

SECTION 2. Delegation of Authority.

The Mayor is hereby authorized to execute all documents necessary to accomplish the purposes of this ordinance as provided for herein. All documents shall be in a form approved by the City Attorney and Real Estate Manager.

The City Clerk is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intent of this resolution, including, but not limited to the recording of the documents in the Office of the Coconino County Recorder.

SECTION 3. Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 2nd day of April, 2019.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Attachments:

Exhibit A: Map of property to be dedicated as public right-of-way

S:\Legal\Civil Matters\2019\2019-026 ROW Corrections at BeulahUniversity, APS Easements, Trailside Apts\Ordinance 2019-05 3-27-19v2.docx

ORDINANCE NO. 2019-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, GRANTING NON-EXCLUSIVE UTILITY EASEMENTS TO ARIZONA PUBLIC SERVICE COMPANY IN, OVER, AND ACROSS CERTAIN CITY PROPERTY, WITHIN THE AREA OF SOUTH BEULAH BOULEVARD AND WEST UNIVERSITY HEIGHTS DRIVE; DELEGATING AUTHORITY TO COMPLETE THE TRANSACTIONS; AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City is willing to grant non-exclusive utility easements to Arizona Public Service Company for its utility purposes, in, over and across certain real property owned by City (affecting Coconino County Assessor Parcel Numbers 112-20-012B and 112-19-010C); and

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The City hereby authorizes the grant of non-exclusive utility easements to Arizona Public Service Company for its utility purposes, in, over and across certain real property legally described and depicted in Exhibit A, without any warranty of title, in consideration for payment to City of $4.00 per square foot of the easement area.

SECTION 2. Delegation of Authority.

The Mayor is hereby authorized to execute all documents necessary to accomplish the purposes of this ordinance as provided for herein. All documents shall be in a form approved by the City Attorney and Real Estate Manager.

The City Clerk is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intent of this resolution, including, but not limited to the recording of the documents in the Office of the Coconino County Recorder.

SECTION 3. Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 2nd day of April, 2019.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Attachments:

Exhibit A: Map showing location of APS Utility Easement(s)

S:\Legal\Civil Matters\2019\2019-026 ROW Corrections at BeulahUniversity, APS Easements, Trailside Apts\Ordinance 2019-X 3-27-19.docx

7. D.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Matt Faull, Recreation Supervisor
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Consideration and Adoption of Resolution No. 2019-12: A resolution approving an Intergovernmental Agreement between the City of Flagstaff and Coconino County regarding the County's continued use of the Joe C. Montoya Community and Senior Center to operate its Senior Nutrition Programs.

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2019-12 by title only
2) City Clerk reads Resolution No. 2019-12 by title only (if approved above)
3) Adopt Resolution No. 2019-12_

Executive Summary:

This is an Intergovernmental Agreement between the City of Flagstaff and Coconino County for the purposes of continuing the Meals on Wheels Program and the Congregate Meal Program for the benefit of seniors in the greater Flagstaff community.

Financial Impact:

There is no financial impact to the City with approval of this agreement.

Policy Impact:

This is an existing program with no policy impact.

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

This Intergovernmental Agreement and its implementation relates closely to both the Regional Plan and the City of Flagstaff's Strategic Plan in the following ways:

Regional Plan, Policy Rec.1.2. Promote public and private partnerships to offer parks, recreation facilities, and resources.
Strategic Priority #1 Serve the public through quality internal and external customer service.
Strategic Priority #4 Work in partnership to enhance a safe and liveable community

Has There Been Previous Council Decision on This:

This intergovernmental agreement was last approved in January 2013.

Options and Alternatives:

1. Approve the intergovernmental agreement as proposed.
2. Direct staff to make changes to the intergovernmental agreement.
3. Not approve the intergovernmental agreement.

Background/History:

For more than 20 years Coconino County has provided a congregate meal to seniors and the disabled each weekday at noon at the Joe C. Montoya Community and Senior Center. Additionally, the Meals on Wheels program prepares and delivers a weekday noon meal to homebound seniors within city limits. This program has been run cooperatively with the City and the County partnering to deliver a nutritious meal and for congregate meal participants, socialization and communal activities. The Joe C. Montoya Community and Senior Center was designed specifically with this program in mind. Design features and amenities were selected specifically for this partnership and implementing this agreement maximizes the use of this City facility.

Key Considerations:

The Meals on Wheels and Congregate Meal program have been providing a nutritious meal to senior citizens in partnership with the City of Flagstaff for more than 20 years. Ensuring that seniors receive a nutritious meal is a vital part of maintaining a healthy elder population. For many program participants, this is the only interaction they may have with other community members each day. For the Meals on Wheels participants, receiving the daily meal also serves as a "Well Check" for them. Trained County staff interface personally with these seniors each day allowing case workers and others the ability to keep in touch with people and monitor their general well being. Besides the nutritional benefits, patrons are also benefiting from the ancillary offerings at the Joe C. Montoya Center during the lunch program, including informational discussions regarding their health and wellness, exercise, and continuing education sessions.

Community Benefits and Considerations:

Community members participating in either the Meals on Wheels or Congregate Meal Program benefit greatly from their involvement. The daily social interaction and expectation that one attends helps hold people accountable to one another and enhances their social network thus keeping them involved in their community. Additionally, other benefits besides nutrition are provided to program participants to help them live longer, healthier and more rewarding lives as active members of their community.

Attachments: Res. 2019-12
Final IGA

RESOLUTION NO. 2019-12

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF FLAGSTAFF AND COCONINO COUNTY REGARDING THE COUNTY'S CONTINUED USE OF THE JOE C. MONTOYA SENIOR CENTER TO OPERATE ITS SENIOR NUTRITION PROGRAMS

RECITALS:

WHEREAS, the Joe C. Montoya Community and Senior Center ("Center") is a facility owned and operated by the City of Flagstaff ("City") located at 245 North Thorpe Park Road in Flagstaff;

WHEREAS, Coconino County ("County") operates its Senior Congregate and Meals on Wheels programs at the Center, using the kitchen for meal preparation Monday through Friday, the Allen Room for congregate meals, and the driveway for Meals on Wheels and deliveries;

WHEREAS, the County's current use of the Center for its senior nutrition programs is governed by an intergovernmental agreement with the City dated March 6, 2014, which has a term of five years;

WHEREAS, the County and the City desire to enter a renewed intergovernmental agreement establishing the terms and conditions under which the County will continue to have access to the Center for the purpose of carrying out its senior nutrition programs;

WHEREAS, the County and the City are empowered by Arizona Revised Statutes § 11-952 to enter into the proposed Intergovernmental Agreement;

WHEREAS, the City Council has read and considered the staff summary report and proposed Intergovernmental Agreement attached thereto, and finds that it is in the best interests of the City to enter into the Agreement.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

That the Intergovernmental Agreement between the County and the City be hereby accepted and approved, and the Mayor be authorized and directed to execute the Agreement on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 2nd day of April, 2019

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

INTERGOVERNMENTAL AGREEMENT

by and between

Coconino County

and the

City of Flagstaff

This Intergovernmental Agreement ("Agreement") is made this __ day of _____ ____, by and between COCONINO COUNTY, a political subdivision of the State of Arizona, of 219 East Cherry Avenue, Flagstaff, Arizona ("County") and the CITY OF FLAGSTAFF, an Arizona municipal corporation with offices at 211 West Aspen Avenue, Flagstaff, Arizona ("City") for use of the Joe C. Montoya Community and Senior Center ("Center") for senior nutrition programs. The City and County may be referred to individually in this Agreement as a Party or collectively as Parties.

RECITALS

A. The Joe C. Montoya Community and Senior Center is a City-owned and operated facility located at 245 North Thorpe Park Road in Flagstaff.

B. The County operates its Senior Congregate and Meals on Wheels programs at the Center, using the kitchen for meal preparation Monday through Friday, the Allen Room for congregate meals, and the driveway for Meals on Wheels and deliveries.

C. Funding for the County nutrition programs is provided by Older American Act funds through the Area-Agency on Aging, Coconino County general funds, and participant and corporate donations.

D. The County's current use of the Center for its senior nutrition programs is governed by an intergovernmental agreement with the City dated March 6, 2014, which has a term of five years.

E. The County and the City desire to enter an intergovernmental agreement establishing the terms and conditions under which the County will continue to have access to the Center for the purpose of carrying out its senior nutrition programs.

NOW THEREFORE, pursuant to A.R.S. § 11-952, authorizing contracts between public agencies for services or the joint exercise of powers common to both, and the inherent powers of each Party to protect the health and welfare of its constituents, for and in consideration of the mutual obligations and covenants set forth herein, the Parties agree as follows:

AGREEMENT

1. DURATION AND TERMINATION.

This Agreement shall be effective on the date first set forth above and shall continue in force and effect for an Initial Term of five (5) years. Upon expiration of the Initial Term, this Agreement may be renewed for up to two (2) successive five (5) year terms (each a “Renewal Term”) subject to the provisions of this IGA upon mutual written consent of the Parties. This Agreement may be terminated by either Party upon thirty (30) days written notice of termination delivered to the other Party. Either Party may terminate this Agreement if sufficient funding is no longer available to carry out that Party's responsibilities under the Agreement. This Agreement may be terminated by either Party without penalty or further obligation, in accordance with the provisions of Arizona Revised Statutes §38-511, in the event of the occurrence of any of the circumstances described in A.R.S. §38-511(A).

2. FUNDING; FINANCIAL RESPONSIBILITIES.

The County shall be responsible and pay for all expenses associated with the operation of its senior nutrition programs, including but not limited to, the costs of food, supplies, telephones, vehicles, gasoline, liability insurance, and the maintenance and upkeep of all kitchen equipment, appliances, drains, and other items necessary for the operation of the program. The County shall be responsible for obtaining and paying for all permits and inspections necessary to operate the senior nutrition programs. The County shall pay for all costs associated with the supervision of its senior nutrition program staff. Any kitchen improvements or replacement of large equipment or appliances must be approved by the City in advance. The County shall pay for repairing or replacing any kitchen equipment damaged as a result of the County's own negligent use of such equipment. Aside from the references to maintenance obligations in Section 6 below, the City shall maintain only the Center itself and pay for the upkeep and repair of the same. The County shall maintain and pay for the upkeep, repairs and/or replacement of the storage shed located outside the Center near the kitchen entrance.

3. UTILITIES.

The City shall pay for all utility costs in the Center (other than communications related utilities including but not limited to phone, fax and internet services).

4. SCHEDULING; USE OF BUILDING.

The County shall have use of the kitchen for all meal program events between 5:30 a.m. and 2:30 p.m. Monday through Friday. The County shall have use of the Allen Room for meal program events between 10:30 a.m. and 2:30 p.m. Monday through Friday. No other groups or events shall be scheduled in the kitchen or Allen Room during the times listed above, without prior notification. The County may use the kitchen and Allen Room at other times subject to City approval and space availability. Programs and events have priority use of the Allen room outside of the times allocated to the County as defined in this agreement. If the need arises that the City requires the use of the Allen room and/or kitchen during the County's allotted time slot, the City may, in its sole discretion, use the kitchen and/or Allen Room. Where possible, the City shall give the County a two (2) week notice prior to such use. However, in the event that no such prior notice is possible due to an emergency situation, the City shall not be required to give the County the two (2) week notice.

5. DAILY OPERATIONAL STANDARDS.

The County shall maintain the kitchen and Allen Room in a sanitary and safe condition at all times, per County health regulations. The County agrees to set up the Allen Room beginning at 10:30 a.m. and to clear the Allen Room beginning at 1:30 p.m. each day, Monday through Friday. County employees and volunteers will conduct themselves at all times in a professional and courteous manner while utilizing the kitchen at the Center.

The County agrees to clean off all tables and chairs prior to putting them away and to sweep and mop the floors to remove all debris after each serving. City staff will monitor clean up to ensure areas are ready for the next user group. County staff shall limit their activities, as much as possible, to the kitchen and Allen Room and shall keep other areas free of equipment and materials that may block or otherwise impair the use of the Center for other purposes. County staff shall alert the City of any special events, safety concerns, or repairs that are needed at the Center that the County becomes aware of under the course of its activities under this Agreement

6. FACILITIES AND EQUIPMENT USE AND MAINTENANCE; SUPPLIES.

The County shall maintain all kitchen equipment in an operational and sanitary condition, in compliance with applicable County health requirements. The County shall not allow any entity other than the County and its employees to use the kitchen equipment during the County's scheduled use periods. The City shall take reasonable steps to ensure that dining or food supplies purchased by the County are not used by any

other entity without the express permission of the County. The County shall clearly identify and label its dining and food supplies. As the kitchen and equipment are utilized extensively by the County, replacement of and repairs to existing kitchen equipment shall be handled on a case by case basis to determine which Party will be responsible for maintenance or replacement. These determinations will ultimately be made by the City, after the matter is reviewed by the Center's Supervisor, Facilities Supervisor, and the Recreation Services Director in cooperation with staff designated by the County. The County will pay for the replacement of dining room tables as needed as they are used primarily for the meal program.

7. EMPLOYMENT STATUS.

County employees and volunteers associated with the senior nutrition programs shall at all times remain employees of the County. The City shall not have supervisory authority or control over the day-to-day work of the County employees or volunteers associated with the County's senior nutrition programs.

8. INSURANCE.

The County and the City shall each maintain sufficient liability insurance to cover each Party's respective activities associated with this Agreement.

9. INDEMNIFICATION.

Each party (as "Indemnitor") agrees to indemnify, defend and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs or expenses, including reasonable attorney fees, (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person, including death, or property damage, but only to the extent that such Claims which result in vicarious or derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct or other fault of the Indemnitor, its officers, officials, agents, employees or volunteers.

10. NOTICES.

Any notice or other communication required or permitted to be given under this Agreement shall be in writing and sent to the address given below for the Party to be notified, or to such other address, notice of which is given in accordance with this Section:

If to the County:	If to the City:
County Manager	City Manager
219 East Cherry Avenue	211 West Aspen Avenue
Flagstaff, AZ 86001	Flagstaff, AZ 86001

11. AUTHORITY TO CONTRACT.

Each Party represents and warrants that it has full power and authority to enter into this Agreement and perform its obligations hereunder and has taken all required acts or actions necessary to authorize the same.

12. GOVERNING LAW.

This Agreement shall be governed, interpreted, and enforced in accordance with the laws of the State of Arizona.

13. DISPUTE RESOLUTION.

Either Party shall have the right to litigate any disputes which arise under this Agreement. Any litigation brought by either Party against the other to enforce the provisions of this Agreement must be filed in the Coconino County Superior Court. In the event any action at law or in equity is instituted between the Parties in connection with this Agreement, the prevailing Party in the action will be entitled to its costs including reasonable attorneys' fees and court costs from the non-prevailing Party.

14. AGENTS, EMPLOYEES, AND CONTRACTORS

Agents, employees and contractors hired by a Party to provide services under this Agreement shall be and remain the agents, employees, and contractors of the hiring Party solely, and shall not be considered agents, employees, or contractors of the other Party.

15. LEGAL WORKERS.

As mandated by Arizona Revised Statutes § 41-4401, each Party (a) warrants the Party's compliance with all federal immigration laws and regulations that relate to the Party's employees and their compliance with Arizona Revised Statutes § 23-214(A); (b) acknowledges that a breach of the warranty in subsection (a) of this section shall be deemed a material breach of this Agreement that is subject to penalties up to and including termination of this Agreement; and (c) retains the legal right to inspect the papers of any contractor or subcontractor employee who works pursuant to this Agreement to ensure compliance with the warranty.

16. CONSTRUCTION.

This Agreement shall be construed as a whole and in accordance with its fair meaning. This Agreement shall not be construed for or against either Party.

17. INTEGRATION; MODIFICATION.

Both Parties acknowledge and agree that they have not relied upon any statements, representations, agreements, or warranties, except as expressed in this Agreement, and that this Agreement constitutes the Parties' entire agreement with respect to the matters addressed. All prior or contemporaneous agreements and understandings, oral or written, with respect to such matters are superseded by and merged in this Agreement. This Agreement may be modified or amended only by written agreement signed by or for both Parties, and any such modification or amendment will become effective on the date so specified.

18. NO ASSIGNMENT; BINDING EFFECT.

This Agreement is not assignable by either Party. Any attempt to do so shall render the assignment null and void and the Agreement may be terminated immediately by the non-assigning Party.

19. SEVERABILITY.

In the event that a court of competent jurisdiction shall hold any part or provision of this Agreement void or of no effect, the remaining provisions of this Agreement shall remain in full force and effect.

20. WAIVER.

No failure to enforce any condition or covenant of this Agreement shall imply or constitute a waiver of the right to insist upon performance of such condition or covenant, or of any other provision hereof, nor shall any waiver by either Party of any breach of any one or more conditions or covenants of this Agreement constitute a waiver of any succeeding or other breach of this Agreement.

21. HEADINGS.

The headings used in this Agreement are for convenience only and are not intended to alter or affect the meaning of any provision of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first above written.

CITY OF FLAGSTAFF

Barbara Goodrich
City Manager

Dated: _____

Attest:

City Clerk

Dated: _____

Approved as to form and as to authority granted by law:

City Attorney

Dated: _____

COCONINO COUNTY

Matthew G. Ryan
Chairman, Board of Supervisors

Dated: _____

Attest:

Clerk of the Board

Dated: _____

Approved as to form and as to authority granted by law:

Deputy County Attorney

Dated: _____

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Genevieve Pearthree, Associate Planner
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Consideration and Approval of Final Plat: Request from Neighborhood Homes, LLC, for Preliminary Plat approval for Homes at Verkamp Condominiums: a six-unit residential condominium subdivision on a .49-acre site in the R1N Zone with optional T3N.1 zoning.

STAFF RECOMMENDED ACTION:

The Planning and Zoning Commission recommends (7-0 vote) the City Council approve the Preliminary Plat.

Executive Summary:

This is a request for Preliminary Plat approval for a six-unit residential condominium subdivision known as Homes at Verkamp Condominiums located at 623 N. San Francisco. Please see Sheet 1 of the Preliminary Plat attachment for the Vicinity and Site Maps.

Financial Impact:

No financial liabilities are anticipated by the approval of this Preliminary Plat.

Policy Impact:

There are no policy impacts affiliated with this Preliminary Plat.

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

Council Goals

Economic Development - Grow and strengthen a more equitable and resilient economy.

Team Flagstaff Strategic Plan

Work in partnership to enhance a safe and livable community.

Flagstaff Regional Plan

- Policy CC.3.2. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.
- Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.

- Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.
- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.
- Policy LU.10.5. Consider vacant and underutilized parcels within the City's existing urban neighborhoods as excellent locations for contextual redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons.

Has There Been Previous Council Decision on This:

None.

Options and Alternatives:

1. Approve the Preliminary Plat with no conditions, as recommended by the Planning and Zoning Commission.
2. Approve the Preliminary Plat with conditions.
3. Deny the Preliminary Plat based on non-compliance with the Zoning Code, the Subdivision Code, and/or the Engineering Design Standards and Specifications for New Infrastructure.

Background/History:

On August 17, 2017, the Inter-Division Staff approved a Site Plan for six two-story residential units and a single-story, 5-car detached garage based on compliance with all development standards. The development consists of three duplexes: two new duplex buildings and conversion of the existing historic Verkamp House into a duplex. Parking area access is from an alley off Hunt Avenue.

The property is in the National Register "North End Historic Residential District," which does not necessitate design review by the Heritage Preservation Commission. A Cultural Resource Survey was not required as part of the Site Plan review. Instead, the applicant was obliged to locate the two new duplexes as far as possible from the historic Verkamp House to indicate their 'secondary' status to the 'primary' nature of the historic home.

The development was constructed as a Planned Residential Development (Section 10-40.60.280), which permits building types allowed in transect zones to be built in non-transect zones. The applicant selected the Side-by-Side Duplex building type (Division 10-50.110.090), which is permitted under the R1N Zone standards (Section 10-40.30.03) and the T3N.1 Transect Zone standards (Division 10-40.40.050). The T3N.1 Zone guides setbacks, lot coverage, and height, while the R1N Zone determines density.

Key Considerations:

The Inter-Division Staff approved the Site Plan for the three duplexes (six units total) in August 2017, and the developer pulled a Building Permit in January 2018. Staff approved the Civil Plans in June 2018. As such, the developer was permitted to commence construction without Plat approval. However, the developer has opted to create a Condominium Plat to enable individual ownership of each unit. In this case, the units are defined as the air space within the walls of each structure. The Preliminary Plat delineates common elements (e.g., landscape areas and walkways), limited common elements affiliated with the individual units (e.g., private porches, parking spaces), and the individual units themselves.

The findings for this development request relate to subdivision plats, and additional information regarding building types and zoning are for information only. The six proposed units comply with the building form, placement, and height requirements of the Side-by-Side Duplex building type and the T3N.1 Zone. The

project also meets R1N Zone density standards. The permitted density range for R1N is 2-14 dwelling units per acre; the density for this development is 12.24 dwelling units per acre (six units divided by 0.49 acres). Please see attachments for more information.

Community Benefits and Considerations:

Community benefits and considerations are explained in detail in the attached Planning and Zoning Commission report (meeting date February 13, 2019).

Community Involvement:

Inform. No public hearings or public outreach are required by either the Zoning Code or the Subdivision Code as part of the Preliminary Subdivision Plat review process.

Attachments:

Planning and Zoning Commission Staff Report
Preliminary Condominium Plat for Homes at Verkamp
Vicinity Map
Presentation

PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT

PZ-17-00017-04

DATE: **February 6, 2019**
MEETING DATE: **February 13, 2019**
REPORT BY: **Genevieve Pearthree**

REQUEST:

Neighborhood Homes requests preliminary plat approval for Verkamp House Condominiums—a 6-unit residential condominium subdivision on a .49 -acre (21,294 square foot) site at 623 N. San Francisco Street—constructed as a Planned Residential Development in the R1N (Single-Family Residential Neighborhood) zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

The original land use was the historic 4,363 square foot Verkamp house surrounded by vacant land and a historic rock wall. On August 17, 2017 the Inter-Division Staff approved a site plan for six residential units (two new duplex buildings and the conversion of the Verkamp house into a duplex) and a single-story, 5-car detached garage. Construction of this project is almost complete.

PROPOSED LAND USE:

Verkamp House Condominiums is a residential subdivision development that consists of 6 condominium dwelling units and a detached garage located on .49-acres.

NEIGHBORHOOD DEVELOPMENT:

North: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone
South: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone
East: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone
West: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone; one property already converted to T3N.1 Transect Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications. The project has approved site and civil plan sets.

STAFF REVIEW:

Introduction

On August 17, 2017 the Inter-Division Staff approved a Site Plan for six new residential units: two new duplex buildings and the renovation of the historic Verkamp House into a duplex. According to the Arizona State

Historic Property Inventory the Verkamp House was built in 1916 for the local businessman John G. Verkamp. That report found that the home has two areas of significance (exploration/settlement and architecture). It states that the development "Illustrates [the] expansion of [the] residential district during Flagstaff's second major building boom" and is a good representation of the Bungalow style. Further, the State Historic Preservation Office found the building contributes to the significance of the national historic district in which it is located—the "North End Historic Residential District." A Cultural Resource Study was not required with the 2017 site plan application. The applicant was required to locate the two new duplexes as far as possible from the historic Verkamp House to indicate their 'secondary' status to the 'primary' nature of the historic home.

In January 2018 the applicant received a residential building repair/remodel/addition permit to convert the Verkamp House into a duplex. In March 2018 the applicant obtained building permits to construct the two new duplexes and the detached garage. Staff approved the Civil Plans on June 15, 2018.

Flagstaff Regional Plan (FRP 2030)

The current land use designation for the site is Existing Urban, which requires a minimum of thirteen (13) units per acre for residential-only developments. The proposal of six (6) units at 12.24 dwelling units per acre is just under the Existing Urban Residential Regional Land Use Designation. However, the development complies with the R1N zone density requirements and is not required to comply with Regional Plan density standards.

ZONING REQUIREMENTS

The property is zoned R1N (Single-Family Residential Neighborhood) with an optional Transect Zone Overlay of T3N.1. The project was developed under R1N zoning as a Planned Residential Development (PRD—Division 10-40.60.280), which permits building types allowed in transect zones to be built in non-transect zones. Each building type has specific requirements for lot size, number of units, pedestrian access, frontage type, common open space, and building size and massing. The applicant constructed the Side-By-Side Duplex building type (Division 10-50.110.090) under the T3N.1 Transect standards (Division 10-40.40.050). The R1N and T3N.1 zones permit the Side-by-Side Duplex building type. The T3N.1 zone guides setbacks, lot coverage, and building height, while the R1N zone determines density.

T3N.1 Setbacks for the Principal Buildings:

Front:	20' min.; 30' max.	Provided (min.): 16.6' to building[1]; 15' to porch[2]
Side, Exterior	12' min.; 25' max.	Provided (min.): 15' to building; 11' to porch.[2]
Side, Interior	5' min.; 12' min. combined	Provided: (min.): 6' to building
Rear:	25' min.	Provided (min.): 23'[3]

[1]The historic Verkamp house has a front setback of 16.6'.

[2]Division 10-50.40.020 allows porches to encroach up to 5' into a front setback.

[3]The applicant was granted a Minor Modification to Development Standards to permit a 2-foot encroachment into the rear setback to meet parking and LID (Low-Impact Development) requirements *and* comply with the requirement to move the two new duplex buildings away from the historic Verkamp house.

T3N.1 Setbacks for the Accessory Structure (Detached Garage):

Front:	20' min.	Provided (min.): 92.5' to building
Side, Ext. or Int.:	3' min.; 6' max.	Provided (min.): 6' to building
Rear:	3' min.	Provided (min.): 8' to building

The T3N.1 zone permits the principal building(s) to be no taller than 2-1/2 stories, with a maximum height of 35'. The historic Verkamp house consists of two stories with a maximum height of 28'4" at the ridge; the two new duplex buildings are two stories and are 25'11" tall at the ridge. The T3N.1 zone permits an accesory building to be no taller than 1-1/2 stories, with a maximum overall height of 24'. The one-story detached garage has a maximum height of 17'6" at the ridge.

The six proposed units comply with the building form, placement, and height requirements of the Side-by-Side Duplex building type and the T3N.1 zone. The project also meets the density standards for the R1N zone. The permitted density range for R1N is 2-14 dwelling units per acre; the density for this development is 12.24 dwelling units per acre (six units divided by 0.49 acres). Please see the attached floor plans and exterior elevations for more information

Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. In this case the units are defined as the air space within the walls of each structure. Once the plat is complete, the buyer of a unit will receive a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, parking areas and access. Areas outside of the unit such as porches, balconies, surface and garage parking spaces, front yards and side yards (if applicable) that immediately adjoin each unit can be set aside for the individual owners as "limited common elements." Shared areas such as the courtyard, sidewalks, and retaining walls are considered "common elements." Tract "A" contains all areas outside of the units and their associated limited common elements. It is dedicated to the owner association as common element. The preliminary plat delineates all the elements affiliated with the individual units.

Parking

Parking access is from the alley that connects to Hunt Ave. Division 10-50.80.040 (Number of Motor Vehicle Parking Spaces Required) states that multifamily residential units with 2-3 bedrooms require two parking spaces per unit and 0.25 guest parking spaces per unit. The development consists of three 2-bedroom units, and three 3-bedroom units, for a required total of 13.5 spaces (12 residential spaces and 1.5 guest spaces). Per Flagstaff Zoning Code Section 10-50.80.060 Parking Adjustments, the applicant is eligible to take a 15% reduction in required vehicle parking spaces (5% for bicycle parking and 10% for proximity within one-quarter mile to a bus stop). This provision reduced the parking requirement to 11 spaces, which are provided as follows: five indoor garage spaces, three driveway spaces, and three parallel spaces.

Landscaping

The applicant submitted and received approval for a landscaping plan (sheet L1.1 attached to this document) as part of the site plan for the Verkamp House. The project will use existing and new vegetation to meet landscaping requirements.

Natural Resources

The subject property is not located in a Resource Protection Overlay Zone.

SYSTEMS ANALYSIS:

Access and Traffic

The subject property is on the southwest corner of San Francisco Street and Hunt Avenue. There are several pedestrian access points that connect to the adjacent sidewalk via permeable pavers. These paths also provide good pedestrian connectivity throughout the site. Vehicles have access to the west side of the site via an alley off Hunt Avenue. A Transportation Impact Analysis (TIA) was not required because the project is categorized as a "very small development." These developments are often exempted from TIAs at the discretion of City Engineer per Title 13-05-002-0003 of City of Flagstaff (CoF) City Code. The condominium homeowner's association (HOA) will maintain the pedestrian paths, driveways, and parking spaces on the subject property.

City staff did not require the applicant to update the sidewalks on Hunt Avenue and San Francisco Street because the sidewalk on Hunt Avenue was recently replaced and the sidewalk on San Francisco Street is in good condition. However, staff did require the applicant to pave the existing alley off Hunt Avenue to CoF Engineering Standards. The applicant will be required to provide assurances that the alley will be paved should the final plat be approved before the project is complete.

Water and Wastewater

Water and sewer lines are shown on C1 of the preliminary plat (see attached). A Water and Sewer Impact Analysis was not required because the peak hour demand will be less than the equivalent flow of ten (10) single-family dwelling units, per Titles 13-05-002-0001 and 13-05-002-0002 of the CoF City Code. However, there will be a new 1.5" master water meter connection and a ¾" PVC service line off Hunt Avenue. A new sewer tap will connect to the main in the alley, and the HOA will be responsible for water and sewer billing.

Stormwater

As part of the site plan application Stormwater reviewed and approved a drainage report to analyze the potential for damage to adjacent properties and downstream drainage capacity. The project requested, and was approved for, a waiver to detention requirements because it will add fewer than 5,000 square feet of new impervious surface. However, the project will provide three bio-retention basins to capture the first flush volume of the new total impervious surface on site (7,682 square feet). Further, rainwater catchment systems are provided in two areas where it is not possible to redirect gutter flower to the LID basins. The water in these catchments will irrigate on-site landscaping. Any excess stormwater will drain into the alley.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

ATTACHMENTS:

- Application
- Preliminary Plat with Floor Plans and Exterior Elevations (5 sheets, 24 x 36")
- Landscape and Irrigation Plan L1.1 (1 sheet, 24 x 36")
- Civil Site Plan Submittal C1 (1 sheet, 24 x 36")

PRELIMINARY PLAT
To be used for review purposes only

Dedication

State of Arizona
County of Coconino

KNOW ALL MEN BY THESE PRESENTS, that Neighborhood Homes, LLC, an Arizona Corporation, as owner, has created a Horizontal Property Regime titled "Homes at Verkamp" per ARS 33-1201 - 1270 as shown platted hereon and hereby publishes this plat as and for the plat of "Homes at Verkamp" and hereby declares that said plat sets forth the location and gives the dimensions of the dwelling and garage units, limited common area, and tracts constituting same, and that each dwelling unit, garage unit, limited common elements shall be known by the number and letters given each respectively and hereby dedicates to the dwelling and garage unit owners of "Homes at Verkamp" for use as such the tracts shown on said plat and dedicates easements to the City of Flagstaff for water and sewer, and to public and private utility companies for elecric, gas, telephone, cable TV, etc., in all of Tract A as shown platted hereon.

IN WITNESS WHEREOF, Neighborhood Homes, LLC, an Arizona Corporation, as owner, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of David Hayward, its President, thereunto duly authorized to do so.

DONE AT Flagstaff, Arizona, this _____ day of _____, 2018.

By: _____
Neighborhood Homes, LLC
David Hayward
Its: President

Acknowledgement

State of Arizona
County of Coconino

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by David Hayward, for and on behalf of Neighborhood Homes, LLC, and Arizona Limited Liability Corporation.

_____
Notary Public

My commission expires:_____

CITY OF FLAGSTAFF

It is hereby certified that this plat has been oficially approved for record by the Council of the City of Flagstaff Arizona on the

_____ day of_____ , 2018

By: _____
Mayor

Attest: _____
City Clerk

Unit Addressing

(Unit 1A) - 617 N. San Francisco Street, Unit 1A, Flagstaff, AZ 86001
(Unit 1B) - 617 N. San Francisco Street, Unit 1B, Flagstaff, AZ 86001
(Unit 2A) - 15 E. Hunt Avenue, Unit 2A, Flagstaff, AZ 86001
(Unit 2B) - 15 E. Hunt Avenue, Unit 2B, Flagstaff, AZ 86001
(Unit 3A) - 623 N. San Francisco Street, Unit 3A, Flagstaff, AZ 86001
(Unit 3B) - 623 N. San Francisco Street, Unit 3B, Flagstaff, AZ 86001

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59307
RICHARD A.
REECE
Date Signed 11/27/2018
ARIZONA U.S.A.

Survey was performed in May of 2016 by Woodson Engineering and Surveying, Inc. and the parcel boundary information shown hereon is based upon that survey. The measurements shown on that survey was field verified, and the information shown on said survey is true and correct to the best of my knowledge and belief.

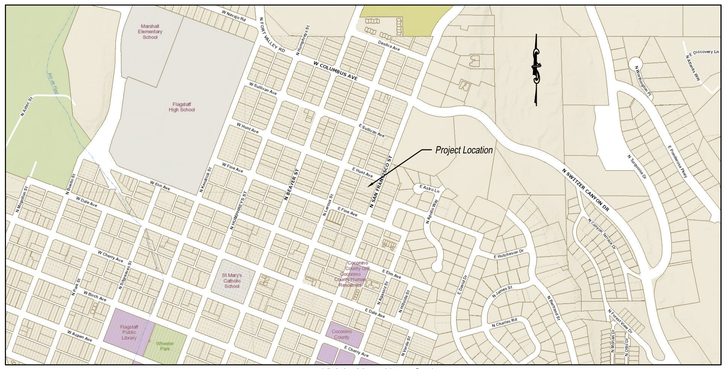
_____
Richard A. Reece, RLS 59307

A Horizontal Property Regime For

Homes at Verkamp

(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)

Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff As Recorded in Book 1 of Maps, Page 33 and as Resurveyed and Replatted in Book 1 of Maps, Page 60, Records of Coconino County, Arizona, and Located in Section 15, Township 21 North, Range 7 East Gila and Salt River Base and Meridian City of Flagstaff, Coconino County, Arizona


Project Location
Marshall Elementary School
Flagstaff High School
W. COLUMBUS AVE
N. SAN FRANCISCO ST
N. BEAVER ST
N. LEROUX ST
N. ARIZONA AVE
N. SAN FRANCISCO AVE
N. WEST ST
N. ELDEN ST
N. KENDRICK ST
N. ARIZONA AVE
N. SAN FRANCISCO AVE
N. WEST ST
N. ELDEN ST
N. KENDRICK ST
E. Columbus Ave
E. Dale Ave
E. Aspen Ave
E. Cherry Ave
E. Birch Ave
E. Beaver St
E. Leroux St
E. Arizona Ave
E. Elden St
E. Kendrick St
E. Cedar Ave
E. Pine Knoll Dr
E. Juniper Ave
E. Butler Ave
E. Huntington Dr
E. Forest Meadows St
E. Route 66
E. Santa Fe Ave
E. Phoenix Ave
E. Flagstaff Ave
E. Riordan Rd
E. Forest Hills Dr
E. Forest Meadows Ct
E. Meadow Ln
E. Meadow Ct
E. Meadow Dr

PRELIMINARY PLAT
To be used for review purposes only

A Horizontal Property Regime For
Homes at Verkamp
(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)

Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff
As Recorded in Book 1 of Maps, Page 33 and as Resurveyed and Replatted
in Book 1 of Maps, Page 60, Records of Coconino County, Arizona, and
Located in Section 15, Township 21 North, Range 7 East
Gila and Salt River Base and Meridian
City of Flagstaff, Coconino County, Arizona

Surveyor's Notes:

The property shown hereon was surveyed by Woodson Engineering and Surveying on May 26, 2016, see record no. 3754111, and is incorporated herein by reference. This surveyor only reset the northwest corner which was removed during construction with a 1/2" rebar with an aluminum cap stamped R.Reece, RLS 59307, and was reset in accordance with the survey referenced herein. This surveyor is certifiying the location and dimensions of the dwelling and garage units only. This surveyor did not perform a boundary survey, and relied upon the previous survey mentioned herein at the request and direction of the owner.

Found monumentation shown hereon was located, and monuments removed during construction were re-set in the original location as shown hereon.

The Basis of Bearings for this survey are geodetic, obtained by the survey by Woodson Engineering and Surveying as referenced above, any two monumens shown hereon may be used as a "Basis of Bearings".

The only boundary measurements shown hereon are record, taken from the survey mentioned above. For other record measurements, please refer to same.

General Notes

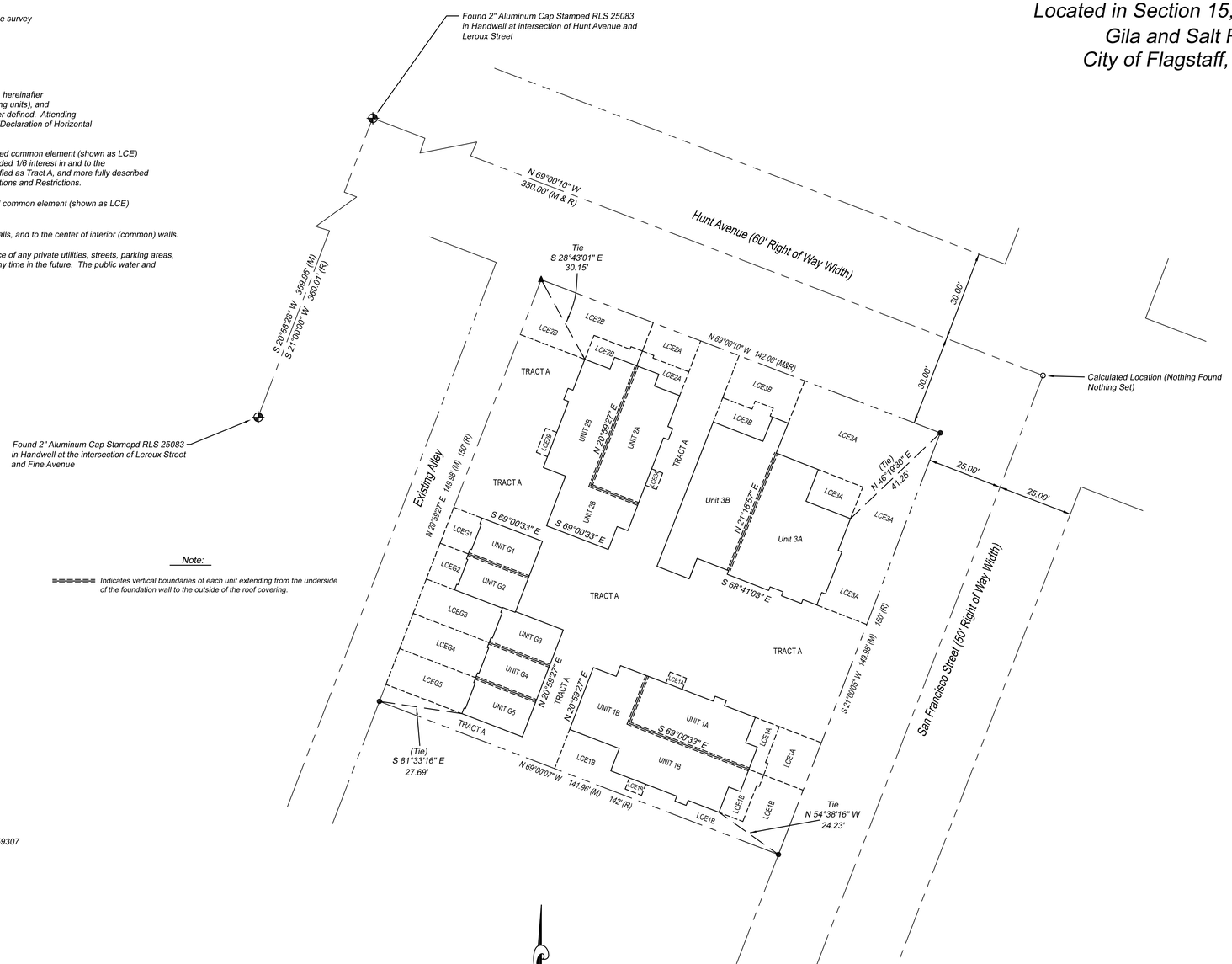
This condominium project constists of 6 dwelling units and 5 garage units, hereinafter designated as Unit 1A, Unit 1B, Unit 2A, Unit 2B, Unit 3A, Unit 3B, (dwelling units), and Units G1-G5 inclusive, together with certain common elements, hereinafter defined. Attending the recordation of this plat will be the recordation of a document entitled "Declaration of Horizontal Property Regime and of Covenants, Conditions and Restrictions.

Each dwelling unit is composed of and shall include a dwelling with a limited common element (shown as LCE) and bearing the same number as the dwelling unit together with an undivided 1/6 interest in and to the common elements and all existing elements located within the area identified as Tract A, and more fully described in the Declaration of Horizonal Property Regime and of Covenants, Conditions and Restrictions.

Each garage unit is composed of and shall include a garage with a limited common element (shown as LCE) and bearing the same number as the garage unit.

Dwelling and Garage Unit dimensions shown hereon are to the outside walls, and to the center of interior (common) walls.

The City of Flagstaff is not responsible for, and will not accept maintenance of any private utilities, streets, parking areas, landscaped areas, etc., which lie within the project boundary, now or at any time in the future. The public water and sewer mains shall fall under the jurisdiction of the City of Flagstaff.



Note:

Indicates vertical boundaries of each unit extending from the underside of the foundation wall to the outside of the roof covering.

"Tract A Description"

Beginning for reference on a found 2" aluminum cap located at the intersection of Hunt Avenue and Leroux Street, thence along the centerline of Hunt Avenue S 69°00'10" E a distance of 350' to the intersection of Hunt Avenue and San Francisco Street; thence along the centerline of San Francisco street S 21°00'25" W 98.18 feet, thence N 68°59'35" W 25.00 feet to the True Point of Beginning of Tract A, thence around the perimeter of Tract A the following calls: S 21°00'25" W a distance of 42.05';
thence N 68°59'12" W a distance of 34.48';
thence N 20°59'52" E a distance of 1.75';
thence N 69°00'08" W a distance of 4.00';
thence S 20°59'52" W a distance of 1.75';
thence N 69°00'08" W a distance of 11.01';
thence N 21°05'56" E a distance of 3.94';
thence N 68°59'47" W a distance of 5.84';
thence S 20°59'52" W a distance of 3.94';
thence N 69°00'08" W a distance of 16.16';
thence S 20°59'52" W a distance of 3.83';
thence N 69°03'38" W a distance of 8.17';
thence S 20°59'53" W a distance of 35.92';
thence N 69°00'07" W a distance of 62.31';
thence N 20°59'27" E a distance of 6.01';
thence S 69°00'33" E a distance of 48.53';
thence N 20°59'27" E a distance of 38.00';
thence N 69°01'08" W a distance of 17.00';
thence N 20°58'54" E a distance of 25.00';
thence N 69°00'33" W a distance of 31.52';
thence N 20°59'27" E a distance of 61.47';
thence S 69°00'33" E a distance of 23.00';
thence S 20°59'27" W a distance of 11.00';
thence N 69°00'33" W a distance of 1.75';
thence S 20°59'27" W a distance of 4.00';
thence S 69°00'33" E a distance of 1.75';
thence S 21°01'20" W a distance of 11.02';
thence N 68°59'45" W a distance of 3.94';
thence S 21°00'25" W a distance of 8.60';
thence S 68°54'04" E a distance of 3.95';
thence S 20°59'22" W a distance of 3.87';
thence S 69°00'24" E a distance of 7.92';
thence S 20°59'27" W a distance of 17.67';
thence S 69°00'36" E a distance of 22.00';
thence N 20°59'27" E a distance of 8.17';
thence S 69°00'33" E a distance of 3.83';
thence N 20°58'43" E a distance of 16.15';
thence S 68°59'45" E a distance of 3.94';
thence N 20°59'54" E a distance of 5.84';
thence N 69°05'49" W a distance of 3.94';
thence N 21°00'07" E a distance of 11.01';
thence S 69°00'33" E a distance of 1.75';
thence N 20°59'27" E a distance of 4.00';
thence N 69°00'33" W a distance of 1.75';
thence N 20°59'58" E a distance of 30.49';
thence S 69°00'10" E a distance of 13.66';
thence S 21°18'57" W a distance of 75.07';
thence S 68°41'03" E a distance of 11.50';
thence N 21°18'57" E a distance of 7.30';
thence S 68°41'03" E a distance of 11.20';
thence S 21°18'57" W a distance of 1.30';
thence S 68°41'03" E a distance of 14.80';
thence N 21°18'57" E a distance of 1.30';
thence S 68°41'03" E a distance of 4.60';
thence S 21°18'57" W a distance of 1.40';
thence S 68°41'03" E a distance of 7.10';
thence N 21°18'57" E a distance of 1.40';
thence S 68°41'03" E a distance of 22.75'; back to the True Point of Beginning, containing 7603.33 Square Feet or 0.175 Acres

LEGEND

These standard symbols will be found in the drawing.

- Found Aluminum Cap Stamped RLS 18215
- Set 1/2" Rebar with an Aluminum Cap Stamped R. Reece, RLS 59307
- Centerline Monument (As Shown)
- Calculated Point

Scale 1"=20'

0 20 40 60

REGISTERED LAND SURVEYOR CERTIFICATE NO. 59307 RICHARD A. REECE Date Signed 11/27/2018 ARIZONA U.S.A.

Survey Conducted By:	Survey Conducted For:	Property Address:	
APEX LAND SURVEYS 5634 N. Juliane Drive Williams, Arizona 86046 Phone: (928) 863-5790	Neighborhood Homes, LLC 2368 N. Fremont Blvd. Flagstaff, AZ 86001	623 N. San Francisco Street Flagstaff Coconino County, Arizona Assessor Parcel Number: 101-08-009	Date: November 27, 2018 Drawn By: RAR Job No. 04-09-18 Sheet 2 of 5

PRELIMINARY PLAT
To be used for review purposes only

Horizontal Dimensions for Units 1A thru 3B
(Not to Scale)

A Horizontal Property Regime For

Homes at Verkamp

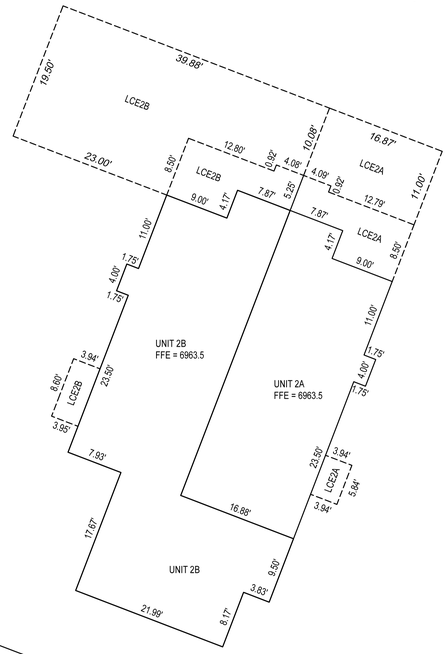
(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)
Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff
As Recorded in Book 1 of Maps, Page 33 and as Resurveyed and Replatted
in Book 1 of Maps, Page 60, Records of Coconino County, Arizona, and
Located in Section 15, Township 21 North, Range 7 East
Gila and Salt River Base and Meridian
City of Flagstaff, Coconino County, Arizona

First Floor Areas

Unit 1A - Square Footage - 689.5
Unit 1B - Square Footage - 1114.6
Unit 2A - Square Footage - 689.5
Unit 2B - Square Footage - 1114.6
Unit 3A - Square Footage - 1181.6
Unit 3B - Square Footage - 1145.2
Unit G1 - Square Footage - 269.6
Unit G2 - Square Footage - 268.5
Unit G3 - Square Footage - 268.5
Unit G4 - Square Footage - 264.2
Unit G5 - Square Footage - 269.6

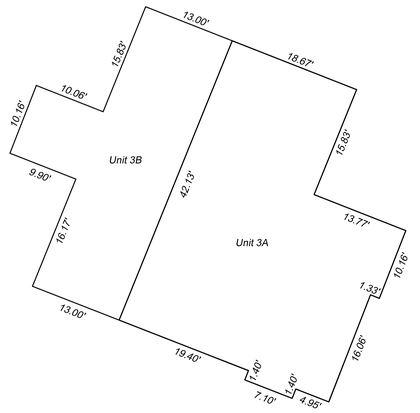
Second Floor Areas

Unit 1A - Square Footage - 680.4
Unit 1B - Square Footage - 684.8
Unit 2A - Square Footage - 680.4
Unit 2B - Square Footage - 684.8
Unit 3A - Square Footage - 1140.3
Unit 3B - Square Footage - 649.3

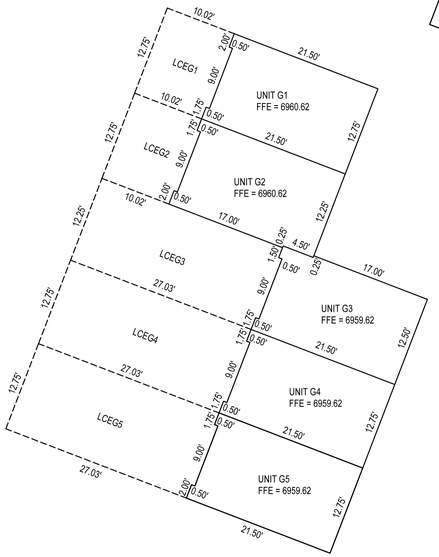


First Floor Plat - Units 2A and 2B
(Not to Scale)

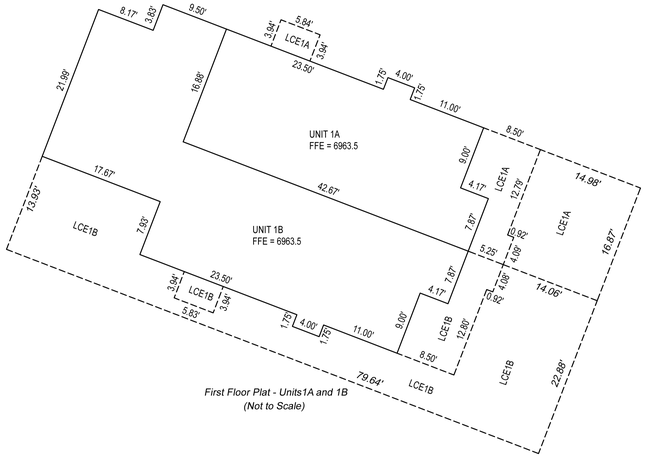
First Floor Plat - Units 3A and 3B
(Not to Scale)



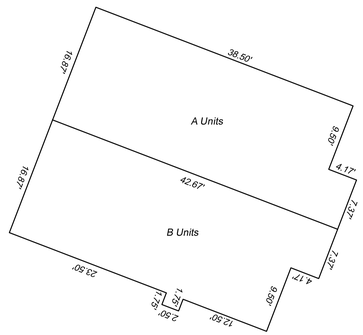
Upper Level Floor Plat - Units 3A and 3B
(Not to Scale)



First Floor Plat - Garage Units (Single Story)
(Not to Scale)



First Floor Plat - Units1A and 1B
(Not to Scale)



Upper Level Floor Plat - Units 1A thru 2B
(Not to Scale)

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59307
RICHARD A. REECE
Date Signed 11/27/2018
ARIZONA U.S.A.

Survey Conducted By: *APEX LAND SURVEYS* *5634 N. Juliane Drive* *Williams, Arizona 86046* *Phone: (928) 863-5790*	*Survey Conducted For:* *Neighborhood Homes, LLC* *2368 N. Fremont Blvd.* *Flagstaff, AZ 86001*	*Property Address:* *623 N. San Francisco Street* *Flagstaff* *Coconino County, Arizona* *Assessor Parcel Number:* *101-08-009*	*Date: November 27, 2018* *Drawn By: RAR* *Job No. 04-09-18* *Sheet 3 of 5*

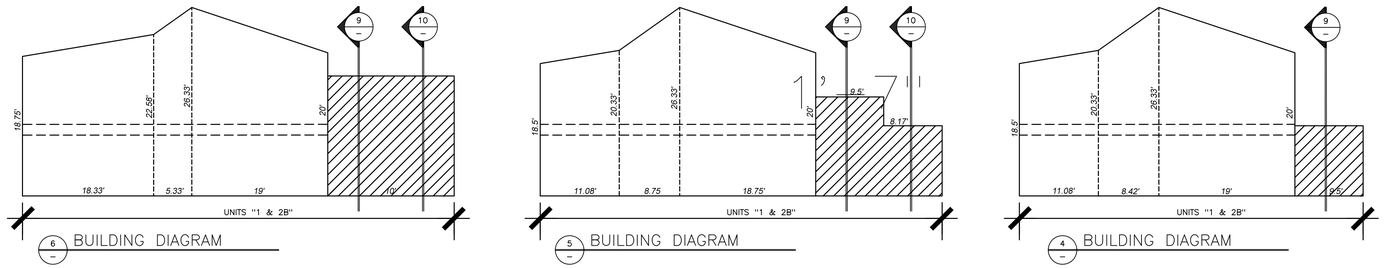
PRELIMINARY PLAT
To be used for review purposes only

A Horizontal Property Regime For

Homes at Verkamp

(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)
Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff
As Recorded in Book 1 of Maps, Page 33 and as Resurveyed and Replatted
in Book 1 of Maps, Page 60, Records of Coconino County, Arizona, and
Located in Section 15, Township 21 North, Range 7 East
Gila and Salt River Base and Meridian
City of Flagstaff, Coconino County, Arizona

Vertical Dimensions for Units 1A thru 2B
(Not to Scale)



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50307
RICHARD A.
REECE
Date Signed 11/27/2018
ARIZONA U.S.A.

Survey Conducted By: *APEX LAND SURVEYS* *5634 N. Juliane Drive* *Williams, Arizona 86046* *Phone: (928) 863-5790*	*Survey Conducted For:* *Neighborhood Homes, LLC* *2368 N. Fremont Blvd.* *Flagstaff, AZ 86001*	*Property Address:* *623 N. San Francisco Street* *Flagstaff* *Coconino County, Arizona* *Assessor Parcel Number:* *101-08-009*	*Date: November 27, 2018* *Drawn By: RAR* *Job No. 04-09-18* *Sheet 4 of 5*

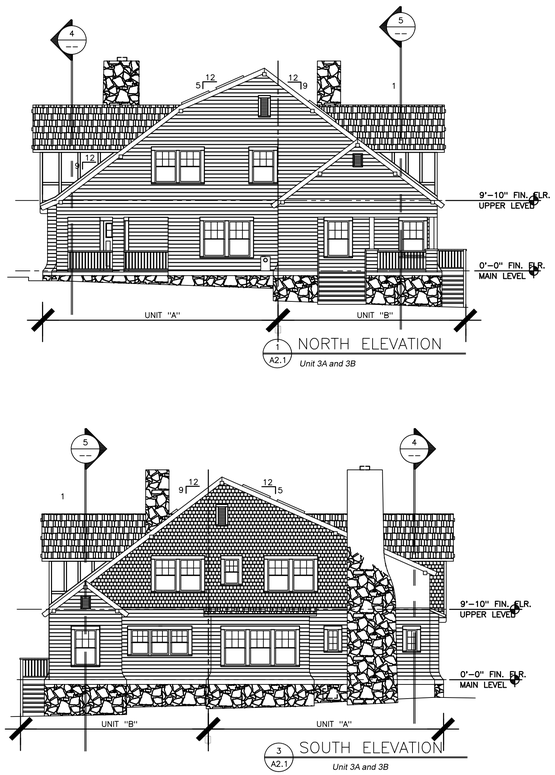
PRELIMINARY PLAT
To be used for review purposes only

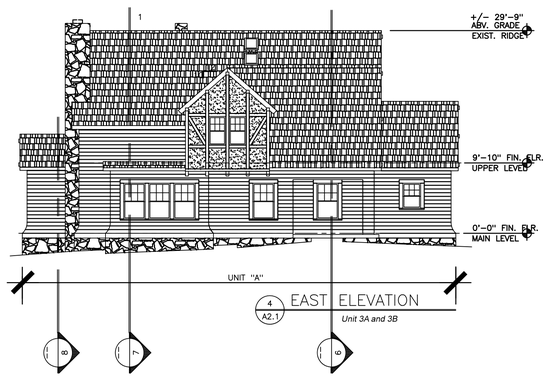
A Horizontal Property Regime For

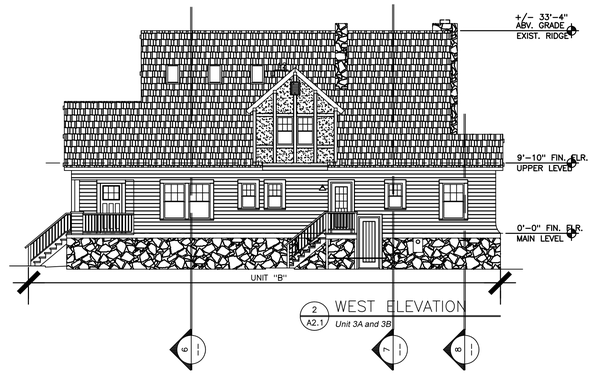
Homes at Verkamp

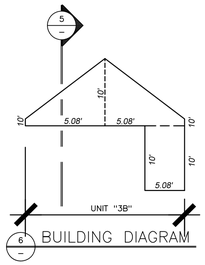
(A Condominium - Arizona Revised Statutes 33-1201 thru 33-1270)
Being Lots 1 Thru 6, Block 73, Northeast Addition to the Town of Flagstaff
As Recorded in Book 1 of Maps, Page 33 and as Resurveyed and Replatted
in Book 1 of Maps, Page 60, Records of Coconino County, Arizona, and
Located in Section 15, Township 21 North, Range 7 East
Gila and Salt River Base and Meridian
City of Flagstaff, Coconino County, Arizona

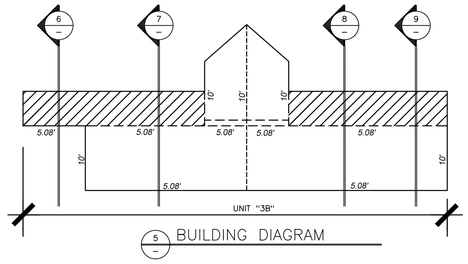
Vertical Dimensions for Units 3A and 3B
(Not to Scale)

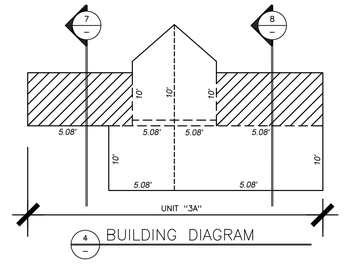


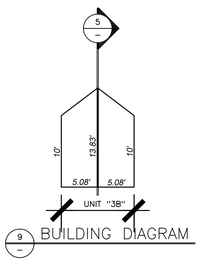


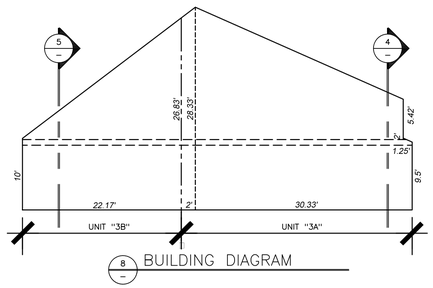


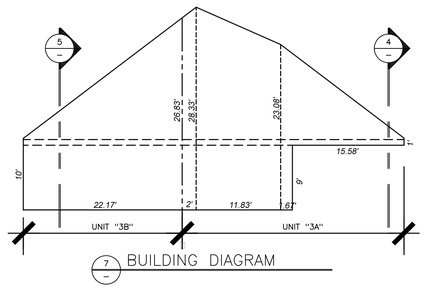












REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50307
RICHARD A. REECE
Date Signed 11/27/2018
ARIZONA U.S.A.

Survey Conducted By: *APEX LAND SURVEYS* *5634 N. Juliane Drive* *Williams, Arizona 86046* *Phone: (928) 863-5790*	*Survey Conducted For:* *Neighborhood Homes, LLC* *2368 N. Fremont Blvd.* *Flagstaff, AZ 86001*	*Property Address:* *623 N. San Francisco Street* *Flagstaff* *Coconino County, Arizona* *Assessor Parcel Number:* *101-08-009*	*Date: November 27, 2018* *Drawn By: RAR* *Job No. 04-09-18* *Sheet 5 of 5*

LANDSCAPE LEGEND:

#15 TREES	#5 SHRUBS
COLORADO BLUE SPRUCE, PICEA PUNGENS (QTY = 3) MATURE SIZE: 10'-20' w. x 40'-60' h.	ISANTI DOGWOOD, CORNUS SERICEA 'ISANTI' (QTY =7) MATURE SIZE: 5' w. x 4' h.
ROCKY MOUNTAIN MAPLE, ACER GLABRUM (QTY = 9) MATURE SIZE: 15' w. x 20' h.	CREEPING THREE-LEAF SUMAC, RHUS TRILOBATA AUTUMN AMBER (QTY = 8) MATURE SIZE: 4' w. x 12' h.
IMPERIAL HONEYLOCUST, GLEDITSIA TRIA. INERMIS IMPERIAL (QTY=1) MATURE SIZE: 30' w. x 30' h.	IROQUOIS BEAUTY DWARF CHOKEBERRY, ARONIA MELANOCARPA IROQUOIS BEAUTY (QTY = 6) MATURE SIZE: 3' w. x 4' w.
	DWARF MUGO PINE, PINUS MUGO 'PUMILIO' (QTY = 5) MATURE SIZE: 5' w. x 3' h.
#1 GROUNDCOVERS (GC)	
	BURGUNDY BLANKET FLOWER, GAILLARDIA X GRANDIFLORA 'BURGUNDY' (QTY = 13) MATURE SIZE: 24" w. x 24" h.
	BOULDER BLUE FESCUE GRASS, FESTUCA GLAUCA 'BOULDER BLUE' (QTY = 13) MATURE SIZE: 12" w. x 12" h.

LANDSCAPE NOTES:

1. ALL LANDSCAPE AREAS SHALL RECEIVE 4" D. ORGANIC MULCH (WOOD CHIPS), OR ½" DECOMPOSED GRANITE.
2. PLANT BACKFILL MIX SHALL CONSIST OF 50% AMENDED TOPSOIL AND 50% NATIVE SOIL TO IMPROVE SOIL STRUCTURE AND NUTRIENT CONTENT.
3. ALL LANDSCAPE PLANTINGS ARE XERISCAPE (NATIVE OR NATURALIZED PER CITY OF FLAGSTAFF'S PLANT LIST) "HYDROZONE 2."
4. LANDSCAPING IN R.O.W. TO COMPLY WITH REQUIREMENTS IN ENGINEERING STANDARDS, TITLE 18 PER CITY OF FLAGSTAFF.
5. ROOT BARRIER SHALL BE PROVIDED AT TREES PLANTED LESS THAN 5' FROM SIDEWALKS AND CURBS.

IRRIGATION NOTES:

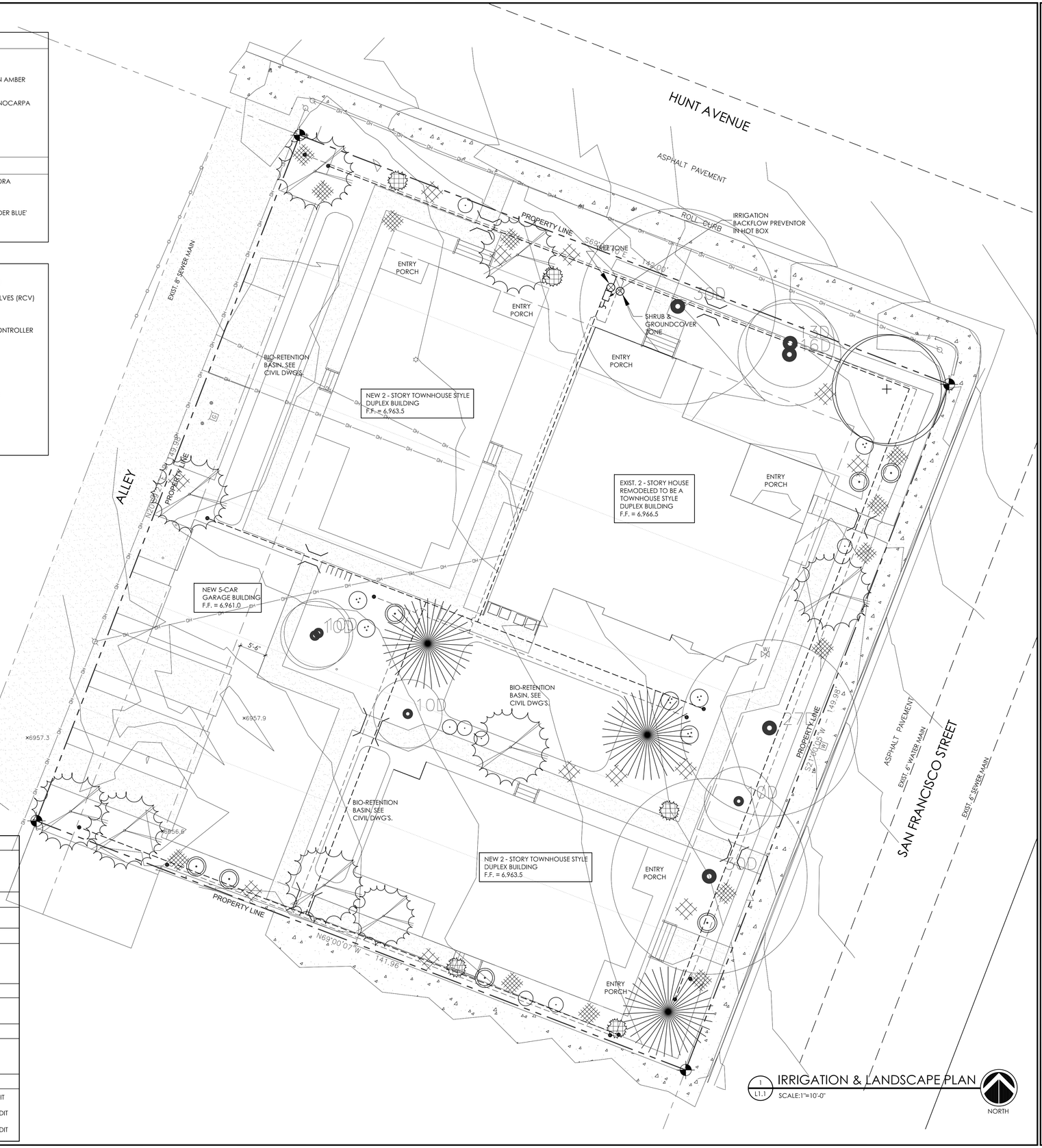
1. ALL WORK SHALL BE INSTALLED PER LOCAL CODES AND MANUFACTURERS' INSTRUCTIONS.
2. LAYOUT OF IRRIGATION PLAN IS SCHEMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES AND FIELD ADJUSTED AS REQ'D. TO AVOID CONFLICTS WITH SITE CONDITIONS AND IMPROVEMENTS (COMPONENTS MAY BE SHOWN OUTSIDE PROPERTY LINES, IN ROADS OR SIDEWALKS ON PLAN FOR GRAPHIC CLARITY PURPOSES ONLY) .
3. MAINLINE TO BE BURIED 12"-18", LATERAL LINES BURIED 12" MIN., SLEEVES BURIED 24" MIN.
4. ALL PIPES AND SLEEVES TO BE BEDDED ON ALL SIDES WITH ½" MATERIAL. (SAND OR CLEAN TOPSOIL). SLEEVES TO BE BEDDED WITH 6" OF ½" MATERIAL ALL SIDES. PIPES 4" OF MATERIAL ALL SIDES.
5. ALL VALVES TO BE 1", PLACED IN PLASTIC IRRIGATION BOXES WITH LOCKABLE COVERS. PROVIDE OWNER WITH 2 SETS OF KEYS AND INSTRUCTION MANUAL.
6. TEST IRRIGATION SYSTEM FOR PRESSURE AND LEAKS PRIOR TO BACKFILLING TRENCHES.
7. PLACE FLUSH END CAPS AT LOW ENDS OF ALL SUPPLY LINES.
8. LEVEL OF PEA GRAVEL IN IRRIGATION BOXES TO BE 4" MIN. BELOW BOTTOM OF VALVE.
9. EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY. DETERMINE EMITTER COUNT WITH PLANT COUNT AND SCHEDULE AS FOLLOWS:
   - #15 DECIDUOUS & EVERGREEN TREES 2-3 GAL./HR EMITTERS/EA. TREE
   - #5 SHRUBS 2-1GAL./HR EMITTERS/EA. SHRUB
   - #1 GROUNDCOVERS 1-1GAL./HR. EMITTER EA. GROUNDCOVER
10. ADJUSTABLE PRESSURE EMITTERS SHALL BE USED FOR "VERY-LOW WATER" PLANTS.
11. AS PART OF BACK FLOW ASSEMBLY THE FOLLOWING SHALL BE INCLUDED:
    - WYE-STRAINER ON THE INLET SIDE,
    - PRESSURE REGULATOR,
    - K-GRADE COPPER FOR COMPLETE ASSEMBLY OF PVB & COMPONENTS,
    - UNION WITHIN 12" OF PVB,
    - LOK BOX ENCLOSURE (LB1) ON CONC. PAD, AND
    - ELECTRIC SLEEVING AS REQ'D. & APPROPRIATE WIRE GAUGE FOR LOCATION SHOWN ON PLAN.
12. WATER PER FOLLOWING SCHEDULE:
    - 1ST SEASON: ALL PLANTS: 1 HR/3x/WK
    - 2ND & 3RD SEASONS: TREES: 90 MINUTES TWICE/WEEK; SHRUBS & GROUNDCOVERS: 45 MINUTES/EVERY 3 DAYS
    - 4TH SEASON: TREES: 3 HRS ONCE/EVERY OTHER WEEK; SHRUBS & GROUNDCOVERS: 1 HR TWICE/WEEK
    - 5TH SEASON AND BEYOND: ALL PLANTS: WATER AS NEEDED DURING DRY SPELLS
13. A RAIN SENSOR SHALL BE PROVIDED, INSTALLED PER MFG. SPECIFICATIONS.

IRRIGATION LEGEND:

- TAP W/STOP & WASTE VALVE (S&W)
- AUTOMATIC REMOTE CONTROL VALVES (RCV)
- PRESSURE VACUUM BREAKER (PVB)
- PROGRAMMABLE WALL-MOUNT CONTROLLER
- PVC MAINLINE
- PVC LATERAL LINE TREE ZONE
- PVC LATERAL LINE SHRUB AND GROUNDCOVER ZONE
- SELF-FLUSHING ENDCAP
- PIPE SLEEVE

IRRIGATION NOTE:

NEW IRRIGATION FOR TREES, SHRUBS AND GROUND COVER LOCATED ON NEW SITE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. IRRIGATION SHALL BE POTABLE WATER SERVICE & WILL BE CONVERTED TO UTILIZE RECLAIMED WATER WHEN SERVICE IS MADE AVAILABLE.



1 L1.1 IRRIGATION & LANDSCAPE PLAN
SCALE:1"=10'-0"

PRELIMINARY LANDSCAPE CALCULATIONS:

STREET BUFFER-HUNT & SAN FRANCISCO	REQUIRED LANDSCAPING:	PROPOSED LANDSCAPING:
25' WIDE SETBACK	HUNT AVE: TREES: (1) PER 25 L.F.	TREES: 142'/25 = (6) TREES - 6 TREE CREDITS = (0) NEW TREES
	SAN FRANCISCO: TREES: (1) PER25 L.F.	TREES: 150'/25 = (6) TREES - 6 TREE CREDITS = (0) NEW TREES
PERIPHERAL BUFFER (SOUTH PROP. LINE):		
5' MIN. SETBACK (6' PROVIDED)	TREES: (1) PER 25 L.F.	TREES: 142'/ 25 = (6) NEW TREES
BUILDING FOUNDATIONS:		
4 BUILDINGS - (EXISTING HOUSE, 2 DUPLEXES, GARAGE BLDG)	TREES: (1) PER 25 L.F. MINUS OVERLAPPING ZONE CREDIT FOR TREES WITHIN 25' OF BLDG FOUNDATION	TREES: = (15) TREES - 6 TREE CREDITS (WITHIN 25' OF FOUNDATION) - 2 TREE CREDITS (SAN FRANCISCO) - 1 TREE CREDIT (HUNT) = (6) NEW TREES
PARKING AREA:		
(10) PARKING SPACES @ 30 S.F. PER SPACE	TREES: (2) PER (8) PARKING SPACES	TREES: (10) PARKING SPACES = (2) NEW TREES
TOTAL NEW TREES, SHRUBS AND G.C. REQ'D:		
		TOTAL NEW TREES REQ'D: = (13) NEW TREES TOTAL NEW SHRUBS REQ'D: (2) PER TREE = (26) NEW SHRUBS TOTAL NEW G.C. REQ'D: (2) PER TREE = (26) NEW G.C.
EXISTING TREE CREDIT CALCULATION:		
(3) EXISTING TREES > 18" DBH	> 18" DBH CREDIT: x (3) TREE CREDITS EA.	TREE CREDIT: (3) EXIST. x (3) TREE CREDIT = (9) TREE CREDIT
(6) EXISTING TREES 10" - 18" DBH	10" - 18" DBH CREDIT: x (2) TREE CREDITS EA.	TREE CREDIT: (6) EXIST. x (2) TREE CREDIT = (12) TREE CREDIT
		TOTAL (21) TREE CREDIT

REVISION:	DATE:

NEW RESIDENTIAL DEVELOPMENT
VERKAMP HOUSE
623 N. SAN FRANCISCO STREET
FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
1503 S. YALE STREET, SUITE 200
FLAGSTAFF, ARIZONA 86001
PH: 928.779.5993
FX: 928.774.0785

THIS DOCUMENT, THE IDEAS AND DESIGNS HEREIN AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF SMITH ARCHITECTS, AND IS NOT TO BE USED IN WHOLE OR PART WITHOUT WRITTEN AUTHORIZATION OF SMITH ARCHITECTS.

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DRAWN BY:	REVIEW BY:
T.QUINCEY	R.SMITH

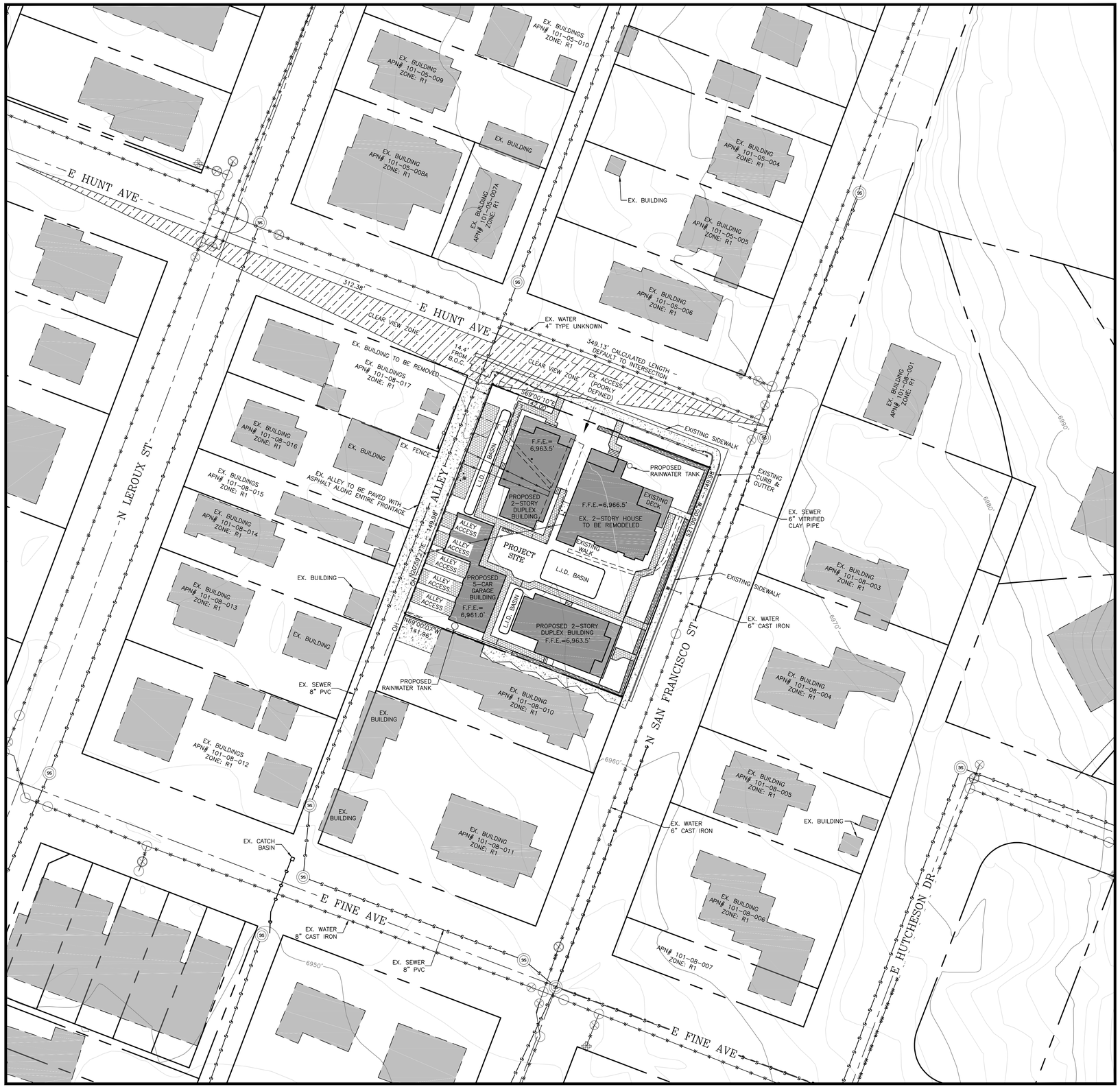
PROJECT NO.: 1707

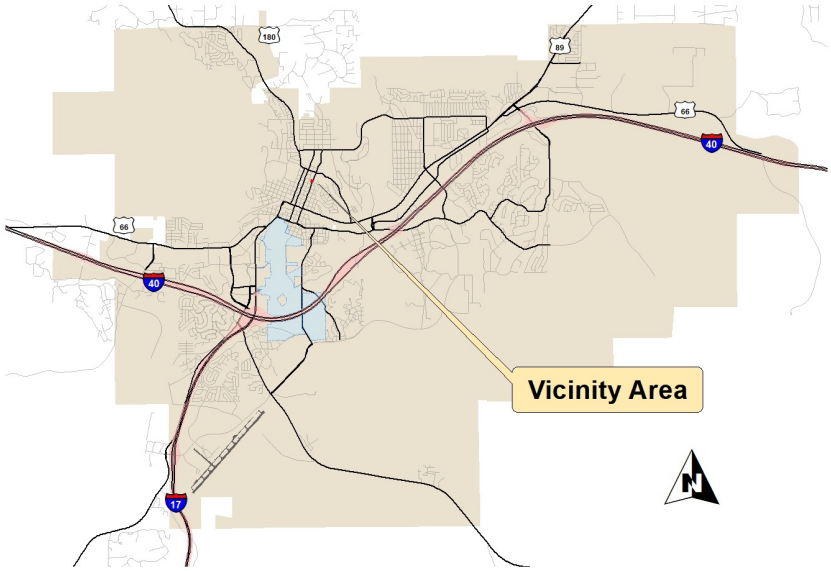
DATE: JUNE 28, 2017

SHEET: L1.1

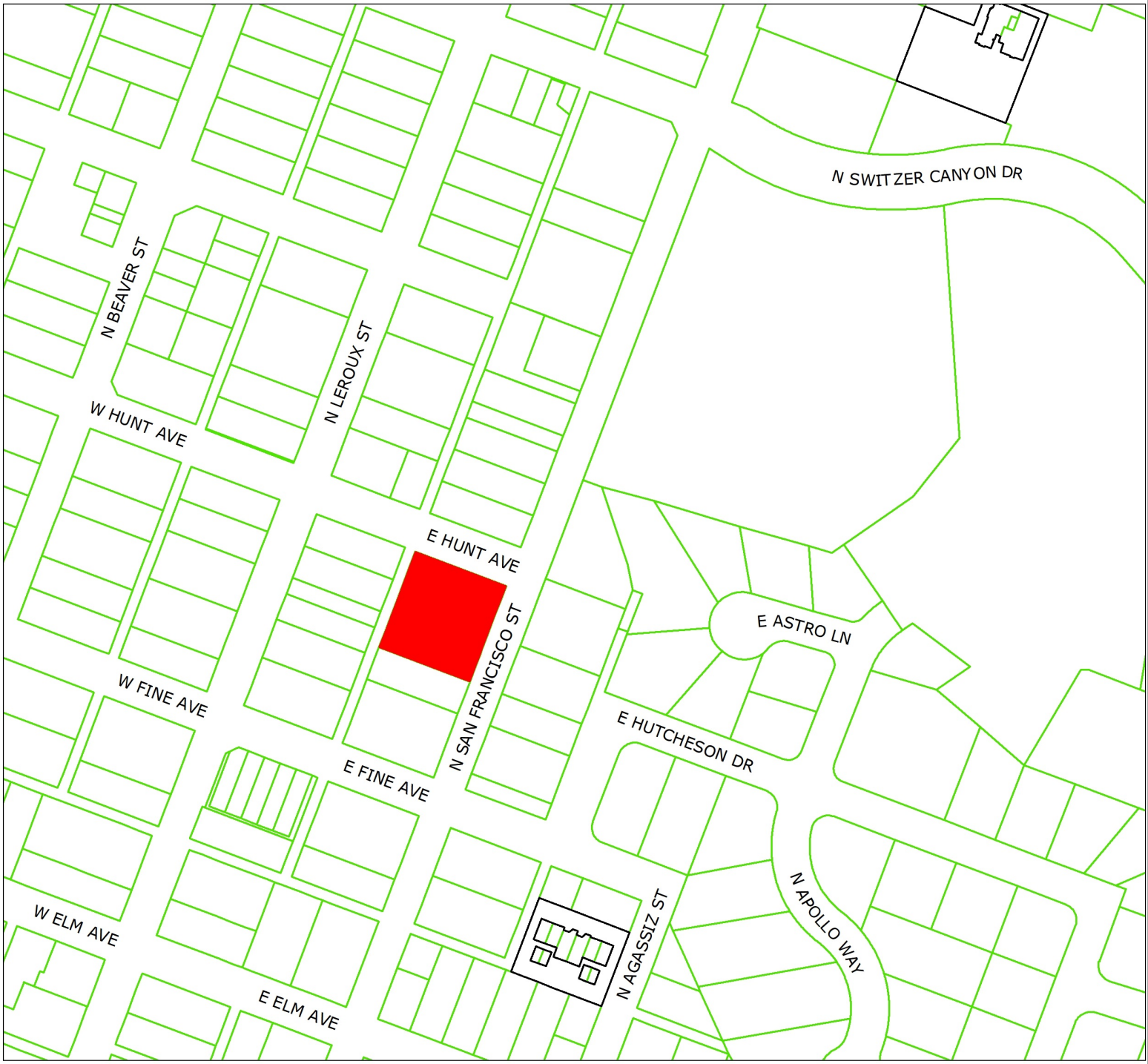
SITE PLAN REVIEW
LANDSCAPE & IRRIG PLAN

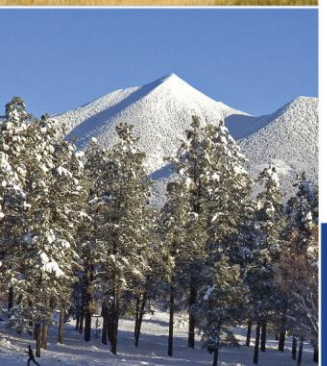
FILE: 1707_AS1.1.dwg LAST UPDATE: 05-16-17 LAST PLOT: 05-16-17


E HUNT AVE
N LEROUX ST
N SAN FRANCISCO ST
E FINE AVE
E HUTCHESON DR
ALLEY
312.38'
CLEAR VIEW ZONE
14.4' FROM B.O.C.
349.13' CALCULATED LENGTH - DEFAULT TO INTERSECTION
EX. WATER 4" TYPE UNKNOWN
EX. ACCESS (POORLY DEFINED)
EXISTING SIDEWALK
EXISTING CURB & GUTTER
PROPOSED RAINWATER TANK
F.F.E.= 6,963.5'
PROPOSED 2-STORY DUPLEX BUILDING
F.F.E.=6,966.5'
EX. 2-STORY HOUSE TO BE REMODELED
EXISTING DECK
EXISTING WALK
L.I.D. BASIN
PROJECT SITE
PROPOSED 5-CAR GARAGE BUILDING
F.F.E.= 6,961.0'
PROPOSED 2-STORY DUPLEX BUILDING F.F.E.=6,963.5'
EX. SEWER 6" MITRIFIED CLAY PIPE
EX. WATER 6" CAST IRON
EX. SEWER 8" PVC
EX. CATCH BASIN
EX. WATER 8" CAST IRON
EX. BUILDING TO BE REMOVED
EX. ALLEY TO BE PAVED WITH ASPHALT ALONG ENTIRE FRONTAGE
EX. FENCE
EX. BUILDINGS APN# 101-08-017 ZONE: R1
EX. BUILDING APN# 101-08-016 ZONE: R1
EX. BUILDINGS APN# 101-08-015 ZONE: R1
EX. BUILDING APN# 101-08-014 ZONE: R1
EX. BUILDING APN# 101-08-013 ZONE: R1
EX. BUILDINGS APN# 101-08-012 ZONE: R1
EX. BUILDING APN# 101-08-011 ZONE: R1
EX. BUILDING APN# 101-08-010 ZONE: R1
EX. BUILDINGS APN# 101-05-010 ZONE: R1
EX. BUILDING APN# 101-05-009 ZONE: R1
EX. BUILDING APN# 101-05-008A ZONE: R1
EX. BUILDING APN# 101-05-007A ZONE: R1
EX. BUILDING APN# 101-05-004 ZONE: R1
EX. BUILDING APN# 101-05-005 ZONE: R1
EX. BUILDING APN# 101-05-006 ZONE: R1
EX. BUILDING APN# 101-08-001 ZONE: R1
EX. BUILDING APN# 101-08-003 ZONE: R1
EX. BUILDING APN# 101-08-004 ZONE: R1
EX. BUILDING APN# 101-08-005 ZONE: R1
EX. BUILDING APN# 101-08-006 ZONE: R1
APN# 101-08-007 ZONE: R1
EX. BUILDING
EX. BUILDING
EX. BUILDING



623 N. San Francisco St.

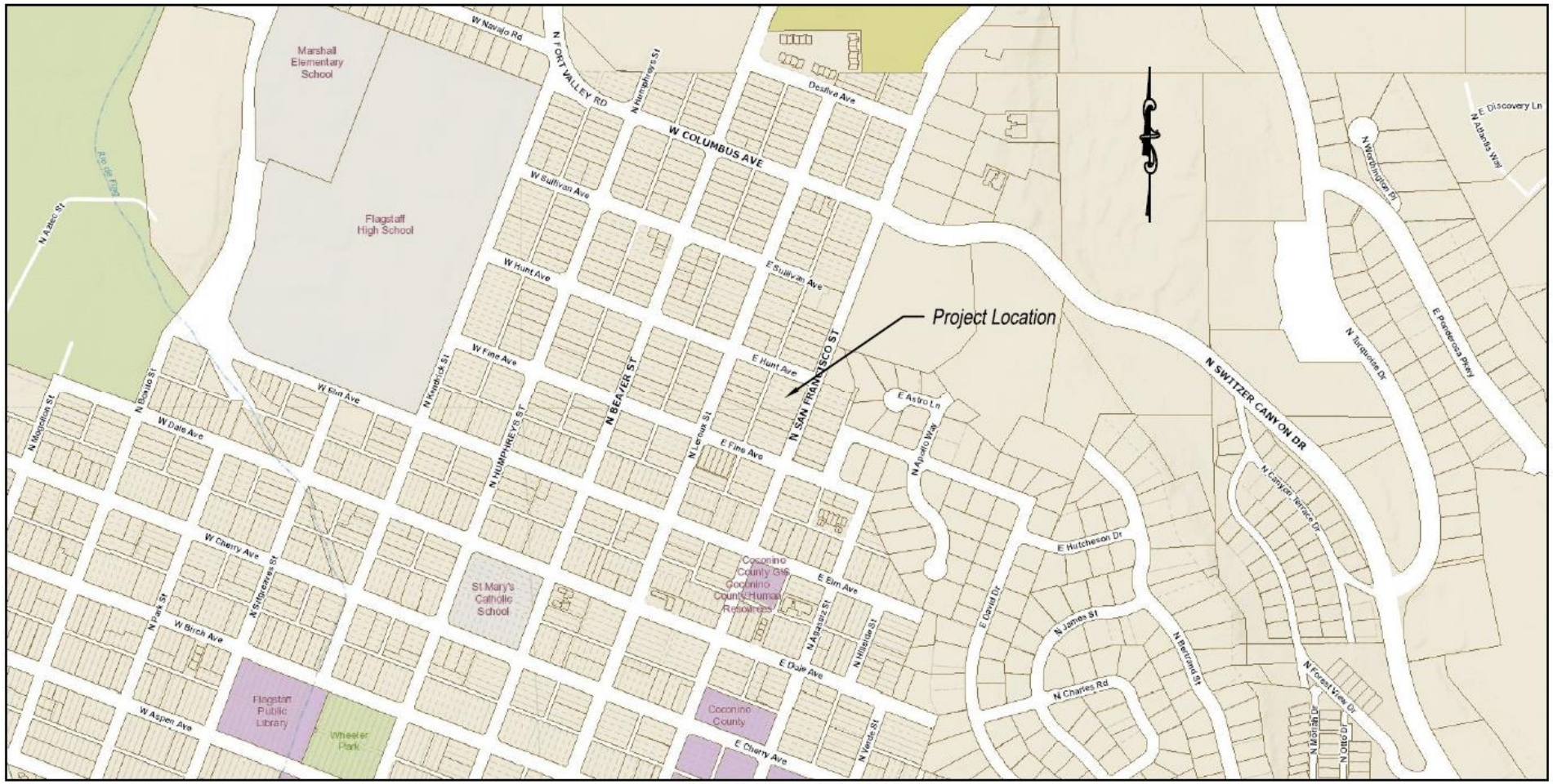




Preliminary Plat for Verkamp House Condominiums

- A request for Preliminary Plat approval for 6 residential condominium units on 0.49 acres at 623 N. San Francisco St. in the R1N Zone.
- The application is a condominium plat which creates the ability for individually owned units (the air space within the walls of each structure)

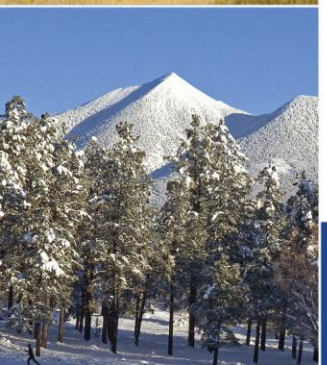
VICINITY MAP



Vicinity Map - Not to Scale

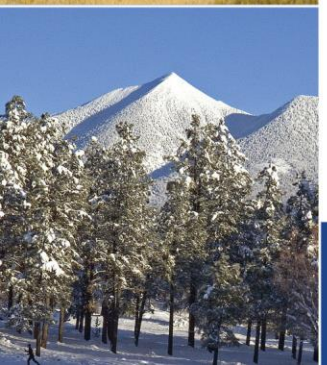
TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

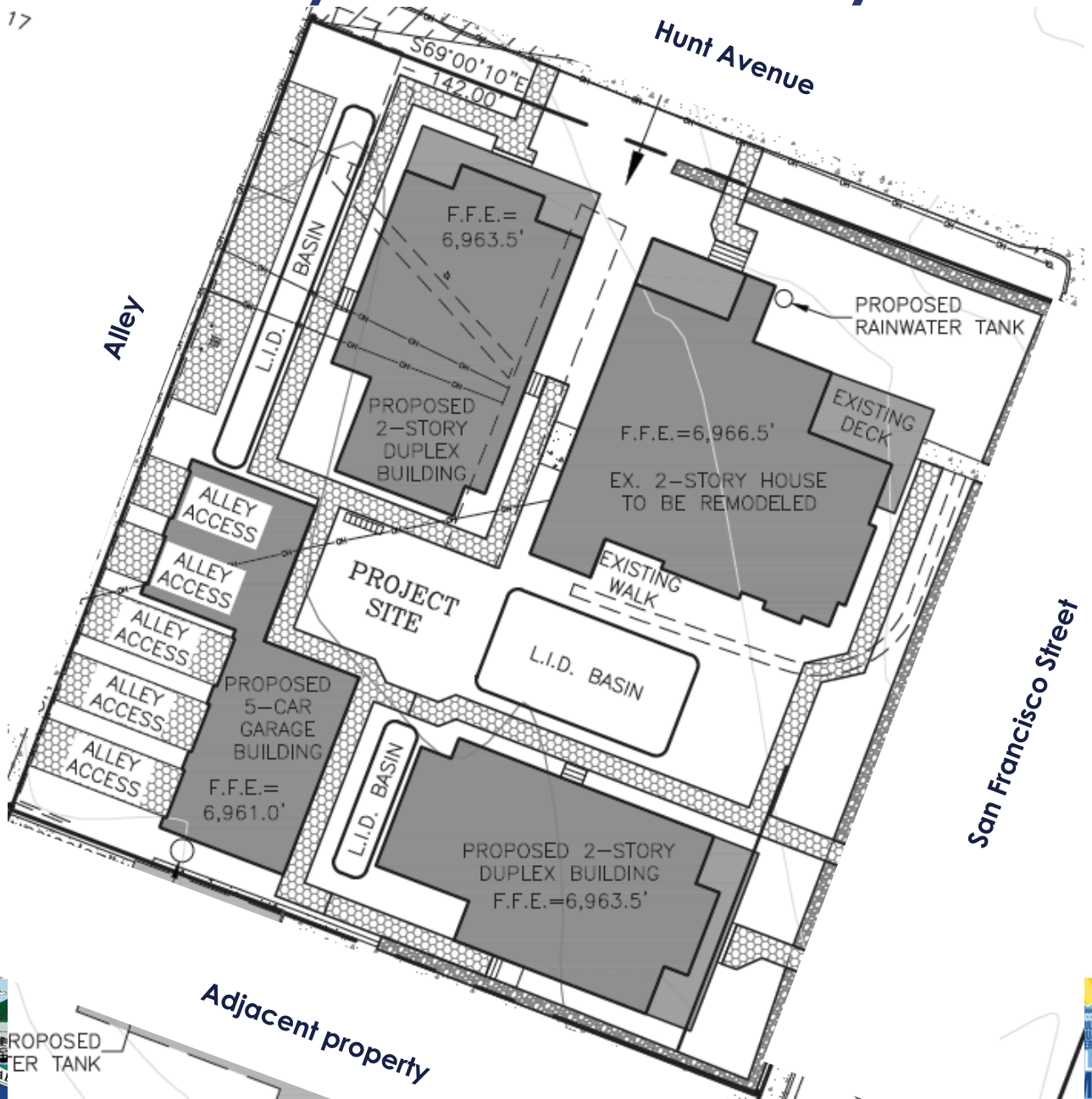


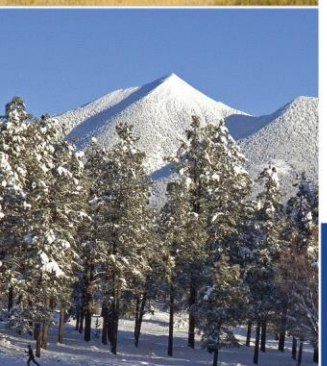
Background/history

- On August 17, 2017 the Inter-Division Staff approved a Site Plan for 6 two-story residential units and a single-story, 5-car detached garage based on compliance with all development standards
- Consists of two new duplex buildings and conversion of an existing single-family home into a duplex
- Building permits issued, civil plans approved, construction 70-80% complete
- **Focus of Preliminary Plat development request:** owner decided to create a condominium project to enable individually-owned units

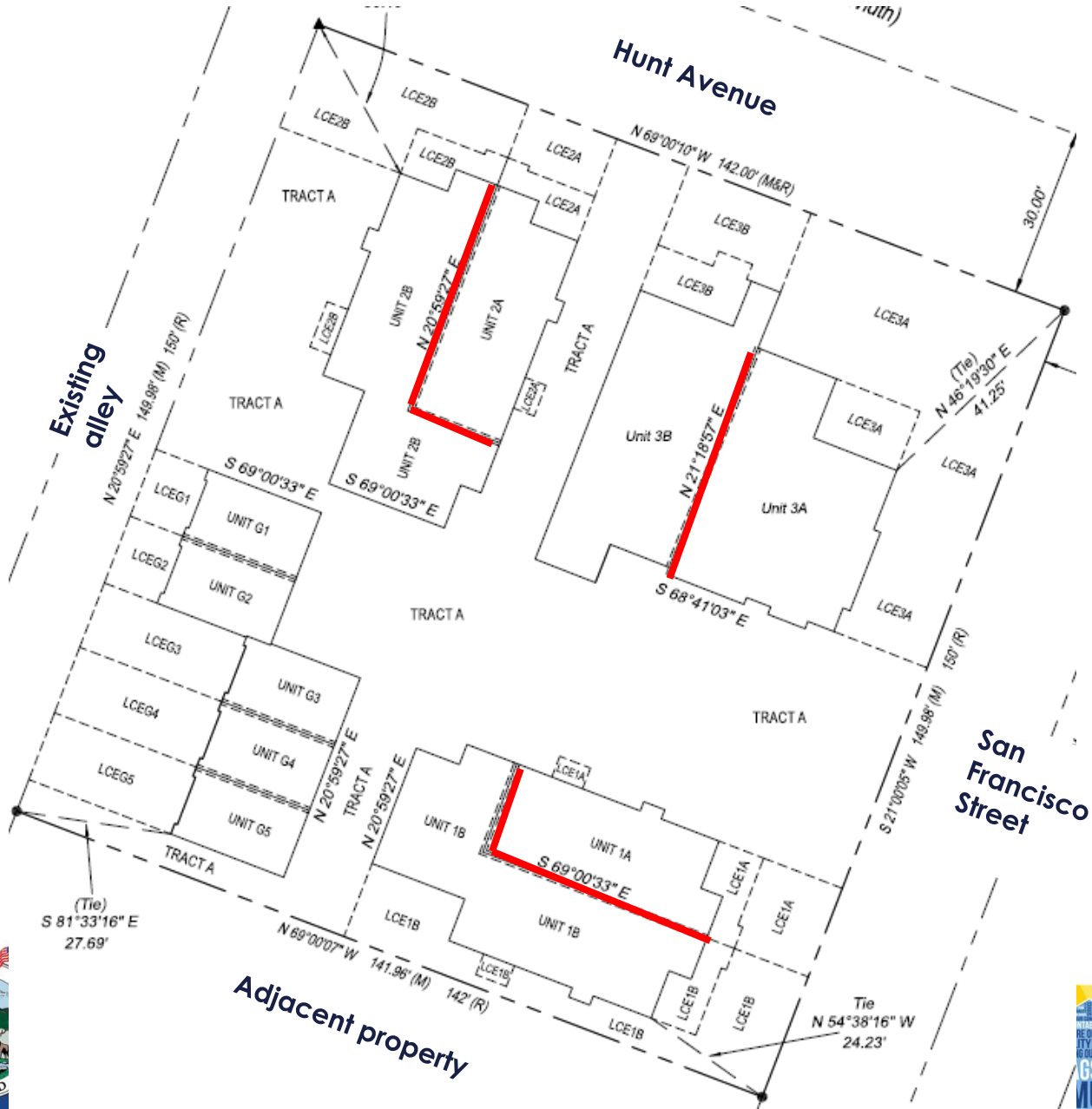


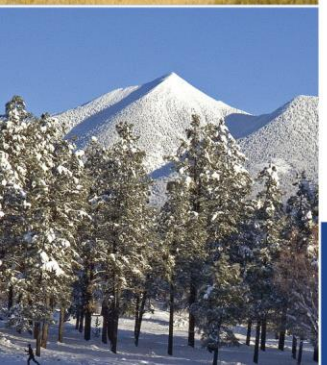
Preliminary Plat – Overall Layout



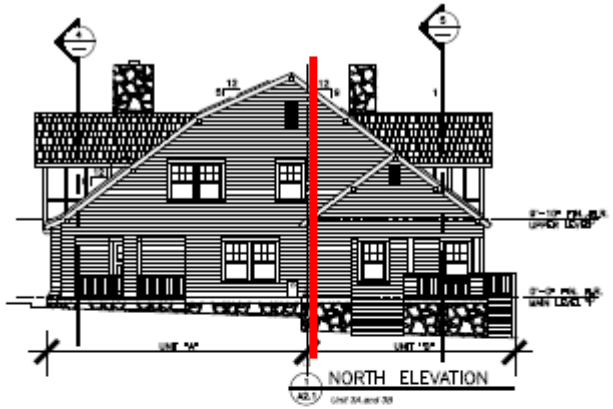


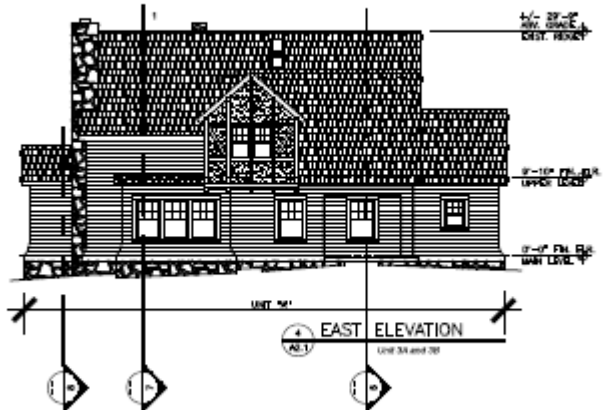
Preliminary Plat – Duplex Divisions

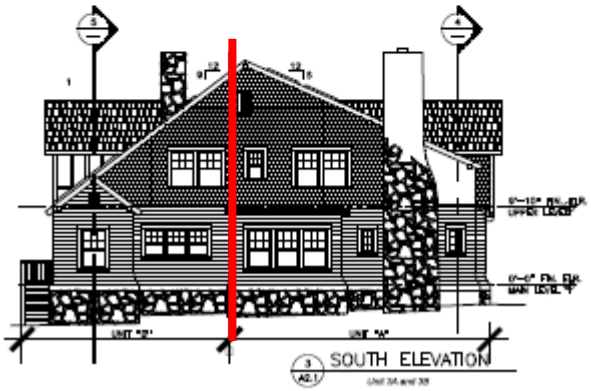


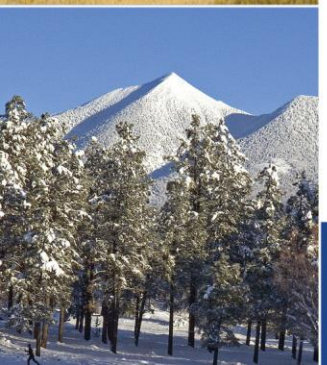


Building Elevations: Existing Home (Units 3A – 3B)

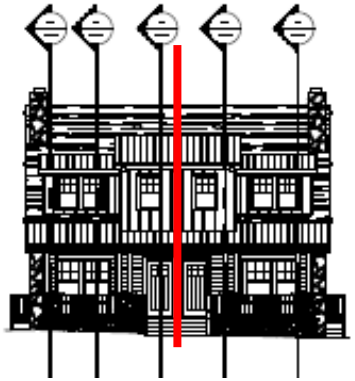


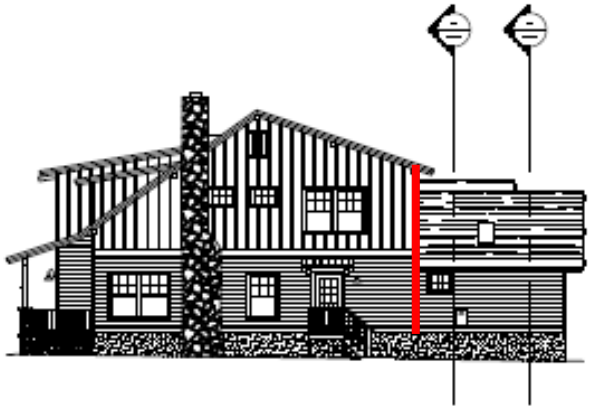


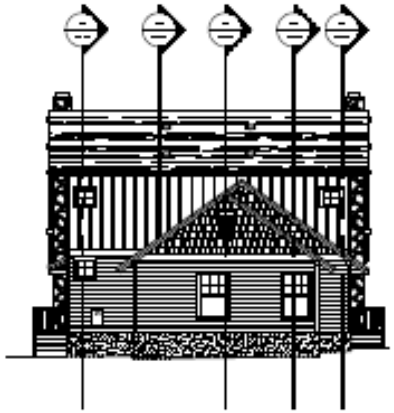


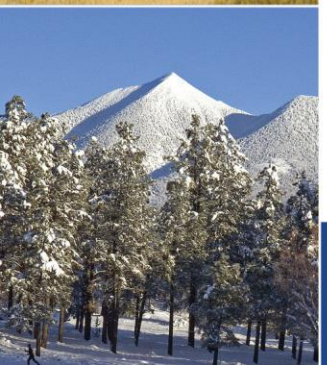


Building Elevations: New Duplexes (Units 1A – 2B)









SYSTEMS ANALYSIS

Access and Traffic

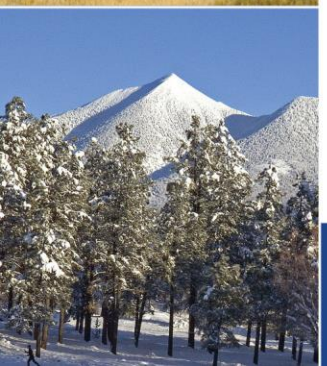
- Vehicle access from an alley off Hunt Ave
- 11 parking spaces required and provided
- Pedestrian access from San Francisco St. or Hunt Ave

Water & Wastewater:

- HOA responsible for water and sewer billing
- Water connections off Hunt Ave
- Sewer connections off the alley

Stormwater

- Stormwater staff reviewed and approved drainage report
- Received waiver from detention requirements (≤ 5,000 sq. ft. new impervious surface)
- Will add 3 new bio-retention (LID) basins and 2 rainwater catchment systems for landscaping



REQUIRED FINDINGS

Staff and the Planning and Zoning Commission have found the Preliminary Plat to meet the requirements of the City Code Title 10 (**Flagstaff Zoning Code**), City Code Title 11 (**General Plans and Subdivisions**); and City Code Title 13 (**Engineering Design Standards and Specifications)**

STAFF RECOMMENDATION

The Planning and Zoning Commission recommended (7-0 vote) that the City Council approve the Preliminary Plat

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Tiffany Antol, Current Planning Manager
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:

Appeal of the Denial by the Planning and Zoning Commission: of Conditional Use Permit PZ-18-0011-02 requested by Pinnacle Consulting on behalf of Verizon Wireless.

STAFF RECOMMENDED ACTION:

Staff does not have a recommended action, other than to hear and decide the appeal.

Executive Summary:

Conditional Use Permit PAZ-18-00111-02 was proposed to allow the placement of a new 60-foot tall Antenna-supporting Structure (mono-pine wireless communication tower) with 6-antennas at the 55-foot level, to facilitate wireless communications. The proposed Antenna-supporting Structure would be constructed within a 900-square foot lease area on a 9.31-acre parcel located at 3600 North Fourth Street, within the R1, Single-family residential zoning district. The subject staff summary and attachments constitute the staff report for the appeal.

Financial Impact:

None

Policy Impact:

None

Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

City Council Goals

Community Outreach - Enhance public transparency and accessibility.

Team Flagstaff Strategic Plan

#4 Work in partnership to enhance a safe and livable community.
#4.4 - Promote high quality of life through consistent standards rules and regulations.

Previous Council Decision on This:

There have been no previous Council decisions on this item.

Options and Alternatives:

1. The City Council may affirm the decision of the Planning & Zoning Commission (i.e., deny CUP-18-00111-02).
2. The City Council may make alternative findings from the Planning & Zoning Commission and reverse the decision of the Planning & Zoning Commission (i.e., approve CUP-18-00111-02).
3. The City Council may make alternative findings from the Planning & Zoning Commission and deny the appeal (i.e., deny CUP-18-00111-02).
4. The City Council may remand the decision back to the Planning & Zoning Commission for further review and decision.

Background/History:

The applicant initially filed for concept plan review on the proposed Antenna-supporting Structure in 2015. The initial application did not progress to site plan. In mid-2018 the applicant reapplied for concept plan review at the same site. The concept plan was accepted and moved forward to site plan and was finally approved by the Inter-Division Staff (IDS) in November 2018. The applicant shortly thereafter applied for the required Conditional Use Permit. The Conditional Use Permit was set for a public hearing with the Planning & Zoning Commission on January 9, 2019. All required notifications were performed including posting the property, mailing property owners within 300 feet, and placing an ad in the newspaper at least 15 days prior to the hearing.

The Planning & Zoning Commission held their first public hearing on this case on January 9, 2019. At the hearing staff presented the findings of the staff report, the applicant presented their request, and public testimony was presented. The public testimony included 24 individuals who spoke against the proposed Conditional Use Permit for the following reasons: disfavored site, location, visual pollutant, gas pipeline easement, not meeting objectives, look of the tower, viewsheds, property values, adverse effects to environmental study area, radiation health risks, fire risk, and harm to wildlife. Two individuals spoke in favor of the proposed Conditional Use Permit. Two written comment cards were submitted stating prop 207 issues, devaluing home and health, and disfavored site. The Planning & Zoning Commission unanimously approved a motion to continue the public hearing to the regular meeting of February 13, 2019, and requested that the applicant hold a neighborhood meeting to discuss the request. The January 9, 2019, Planning & Zoning Commission meeting can be viewed online at https://flagstaffaz.swagit.com/play/01092019-1758 and the minutes are attached.

The applicant held a neighborhood meeting on January 30, 2019, at Trinity Heights Methodist Church. The notice was mailed to 221 property owners within 1000 feet of the subject site. Sixty-five individuals signed in at the neighborhood meeting. A copy of the neighborhood meeting report is attached.

The Planning & Zoning Commission held the continuation of the public hearing on this case on February 13, 2019. Staff provided a brief update on the application and answered questions from the Commissioners, the applicant answered questions from the Commissioners, and public comment was taken on the case. Twenty four individuals spoke against the proposed Conditional Use Permit for the following reasons: disfavored site, location, visual pollutant, gas pipeline easement, not meeting objectives, look of the tower, viewsheds, property values, adverse effects to environmental study area, radiation health risks, fire risk, harm to wildlife, and lack of findings. Two individuals spoke in favor of the Conditional Use Permit. Four written comment cards were submitted all opposed to the project. Public comment was followed by questions from the Commission to the applicant's engineer. The Commission discussion was held on the proposed project and a motion to deny PZ-18-00111-02 for lack of findings #1 and 2b as listed in the staff report carried unanimously. The February 13, 2019, Planning & Zoning Commission meeting can be viewed online at https://flagstaffaz.swagit.com/play/02132019-1172 and the minutes are attached.

The applicant submitted an appeal request within ten (10) days of the Planning & Zoning Commission

decision. A copy of the appeal letter is attached. The appeal has been noticed as a public hearing as is required by the Zoning Code including posting the property, mailing adjacent property owners (in this case within 1000 feet) and placing an ad in the newspaper.

Key Considerations:

The Zoning Code requires that appeals be heard at a public hearing. The City Council can choose to hear the appeal based on the record of information provided to the Planning & Zoning Commission or on an extended record. In this case, the City Council has elected to hear this appeal based on the record as presented to the Planning & Zoning Commission. The following information pertains to the Flagstaff City Council Rules of Procedure for Public Hearings.

A. In the case of a public hearing, the Chair shall announce prior to such hearing the total time limit, if any, to be allowed for public debate, depending upon the circumstances and public attendance. The Chair shall also announce the time limits for each individual speaker (normally no more than three minutes), and that no speaker may be heard more than once.
B. Any person wishing to speak with the assistance of a translator shall designate such on the speaker card and be permitted to speak up to five minutes.
C. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.
D. Speakers may not cede any portion of their allotted time to another speaker.
E. The order of presentation and time limits shall be as follows:

1. Staff presentation (ten-minute time limit, except with specific Council permission to exceed this limit).
2. Appellant presentation, only upon appellant's specific request (up to ten minutes, except with specific Council permission to exceed this limit).
3. Council's questions to staff and applicant.
4. Public comment (three minutes for individual speakers, up to fifteen minutes for a representative of ten or more persons present at the meeting who have contributed their time to the representative), The ten persons will be requested to identify themselves by standing and those included in the group are precluded from making comments on the same topic.
5. Appellant's response, only upon appellant's specific request (5 minutes),
6. Staff's response (5 minutes),
7. Council deliberation and questions to staff and applicant.

F. This rule will not preclude questions from members of the Council to the speaker where it is deemed necessary for purposes of clarification or understanding, but not for purposes of debate or argument.

Conditional Use Permits are reviewed and approved in regard to the findings identified in the Zoning Code. The findings for all Conditional Use Permits are as follows:

1. That the conditional use is consistent with the objectives of this 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 a 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 Planning 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 the 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.

In the case of telecommunication facilities, the Planning & Zoning Commission must also make the additional findings of fact based on the type of facility proposed. In this case, the proposed application involves a disfavored site.

Review. The Planning Commission shall not issue a conditional use permit for a telecommunications facility, as required by subsection (B)(2) of this section, until:
a. The applicant has submitted an application in the form set forth in subsection (F)(1) of this section;
b. The Planning Commission has determined that the requirements set forth in subsection (C) of this section have been met; and
c. The Planning Commission has made the findings required under Section 10-20.30.090, Findings Required. In addition, the following findings shall be required, where applicable:
(1) **For Telecommunications Facilities Not on Preferred Sites.** Applications for a conditional use permit for a telecommunications facility on a site other than a preferred site, as defined in subsection (E)(1) of this section, shall not be granted unless the applicant has shown 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.
(2) **For Towers.** Applications for a conditional use permit for a tower shall not be granted unless the applicant has shown that:
(a) Existing towers cannot accommodate the proposed telecommunications facility;
(b) The new tower will have room to co-locate additional facilities or it is not technically or legally feasible or aesthetically desirable to construct a tower with such co-location capacity; and,
(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.
(3) **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) of this section, 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;
(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; and
(c) 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).

Attachments:

P&Z Staff Report
CUP Applicants Supporting Documentation
CUP Hearing Notice 1-9-19
Staff presentation to Commission 1-9-19
P&Z Minutes 1-9-19
Public Comments provided to Commission on 1-9-19
P&Z Memo for 2-13-19
Neighborhood Meeting Proceedings
Public Presentation to Commission on 1-9-19
Petitions
Public comments received after 1-9-19
P&Z Minutes 2-13-19
Final Notice of Decision
Applicants appeal letter
Appeal Public Notice

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

- 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 structurer 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, Trintiy 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

My Commission expires: _____

By: _____
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

My Commission expires: _____

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 _____)

SUBSRIBED 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 PX

Date Received	Application for Conditional Use	File Number
		PZ-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	**Email**
Applicant(s)	Verizon Wireless		**Phone** 602-390-9844
Mailing Address	126 W. Gemini Dr.	**City, State, Zip** Tempe, AZ 85283	**Email**
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	3600 N. 4th St.	**Parcel Number(s)** 109-06-002	**Subdivision, Tract & Lot Number** NA
Zoning District	R-1 (Residential)	**Regional Plan Land Use Category** RD (Residential District)	**Flood Zone** NA

Property Information:

- ☐ Yes ☒ No Located in an existing City of Flagstaff Historic District? (Name: _____)
- ☐ Yes ☒ No Existing structures are over 50 years old at the time of application?
- ☐ Yes ☒ No Existing structures are pre-World War II housing?
- ☐ Yes ☒ 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 Barlow			11-28-18

For City Use

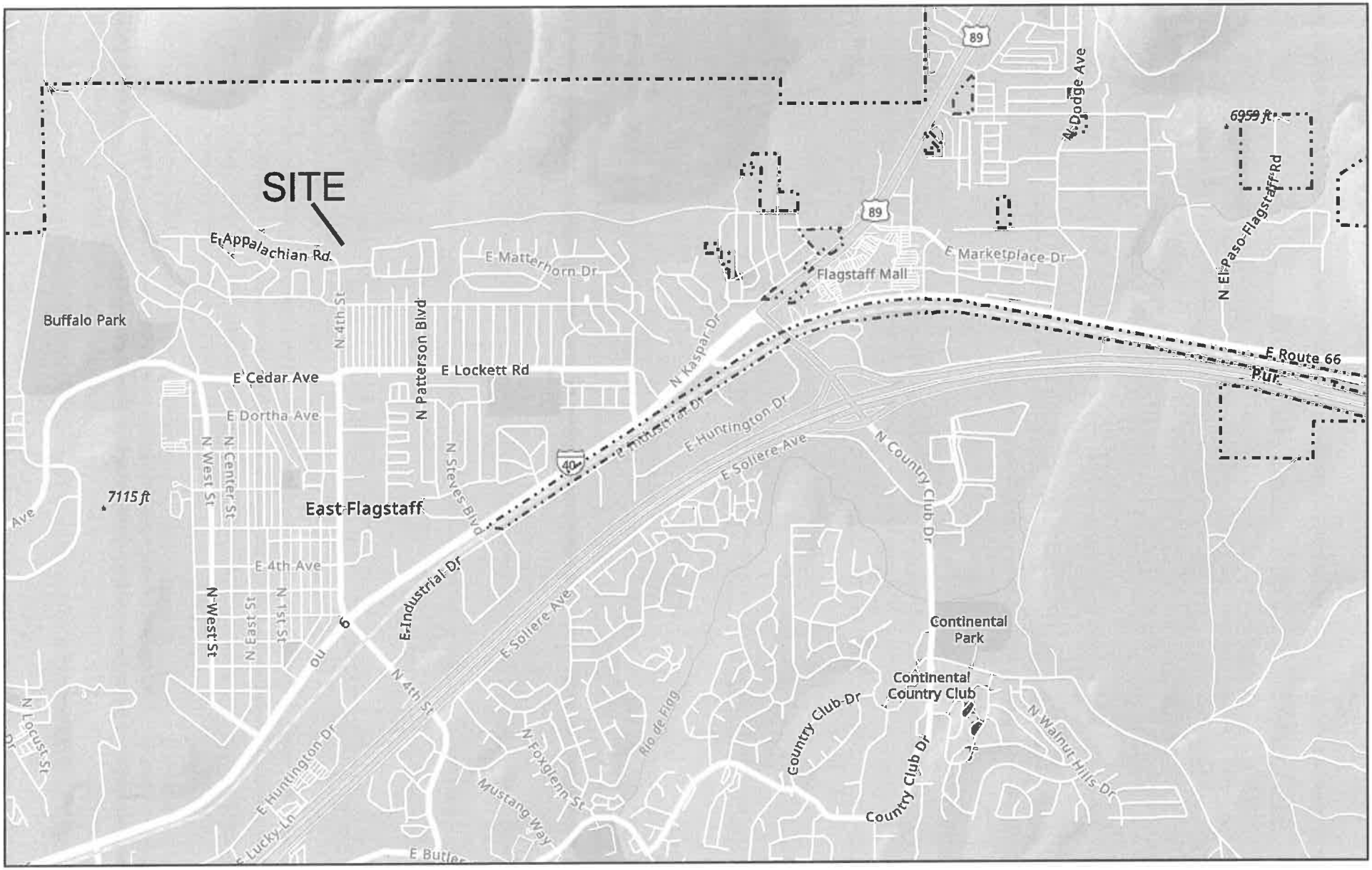
Date Filed	**File Number:**	
Hearing Date	**Pub. / Posting Date(s):**	**Prop. Owner Notif. Date:**
Fee Receipt Number	**Amount**	**Date**

Action by Planning and Zoning Commission:

Hearing Date:	**Type of Request:**
☐ Approved	☐ CUP
☐ Denied	☐ Extension
☐ Continued	

Staff Assignments	**Planning**	**Engineering**	**Fire**	**Public Works/Utilities**	**Stormwater**

City of Flagstaff Internal Web Map



12/21/2018 10:03:44 AM

City Boundary

Parcels

1:36,112

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

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

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

PINNACLE
CONSULTING, INC

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

PROJECT NAME: AZ2 Weitzel / # PZ 18-0011
APPLICANT: Pinnacle Consulting, Inc. on behalf of Verizon Wireless

FOR NEW WIRELESS COMMUNICATIONS FACILITY

- **Concept Plan Review: (X)**
- **Site Plan Review: (X)**
- **Part of Conditional Use Permit**

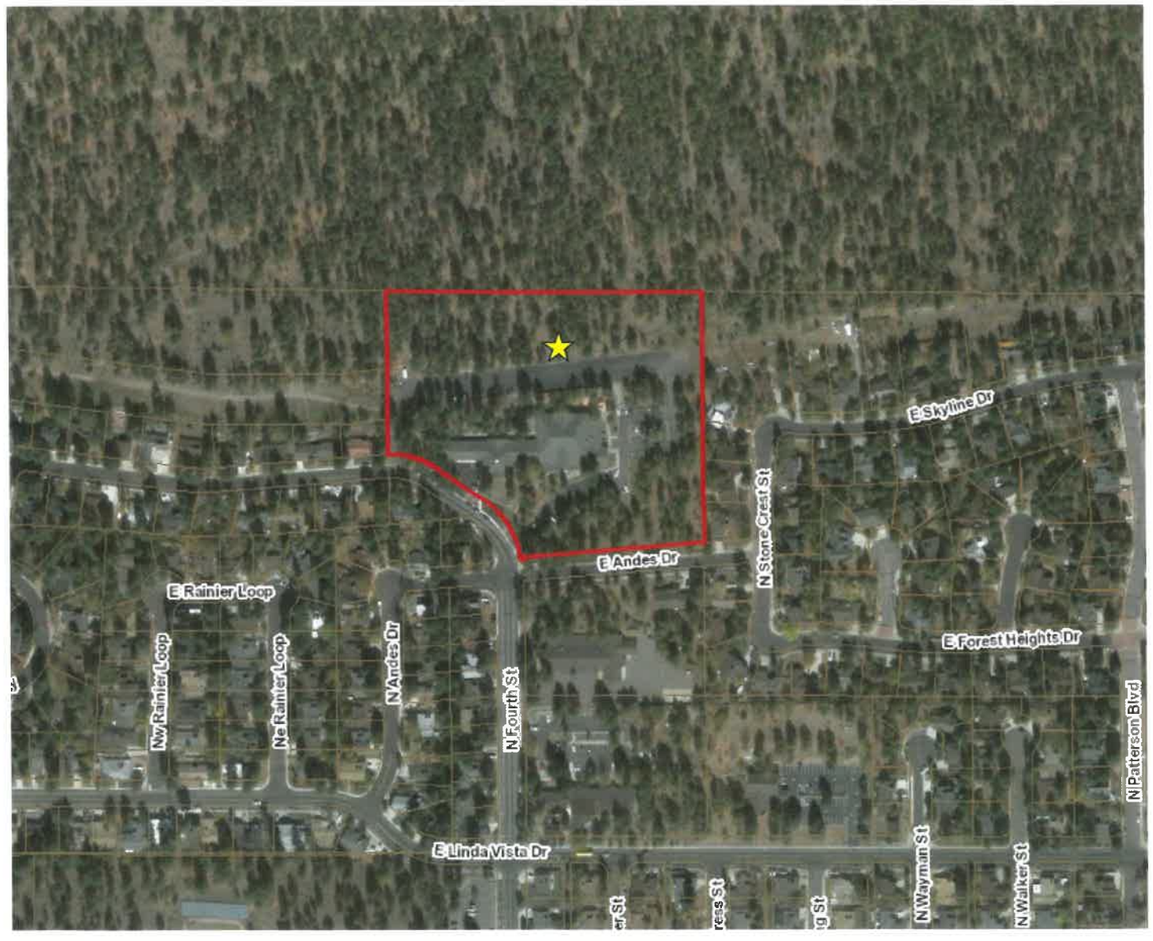
Pinnacle Consulting, Inc,
480-664-9588 ext. 230
1426 N. Marvin St., #101
Gilbert, AZ 85233

NARRATIVE REPORT

PROJECT NAME: AZ2 Weitzel / # PZ 18-0011

Applicant: Pinnacle Consulting, Inc. on behalf of Verizon Wireless

Request: Conditional Use Permit
FOR NEW WIRELESS COMMUNICATIONS FACILITY



Pinnacle Consulting, Inc. for Verizon Wireless
Michelle Lamoureux
November 28, 2018
Pinnacle Consulting, Inc, 1426 N. Marvin St., #101
Gilbert AZ 85233

Petitioner

Pinnacle Consulting, Inc is representing and Verizon Wireless. Verizon has engaged Pinnacle Consulting, Inc.'s services in the acquisition and development of a facility to address wireless network deficiencies in the Flagstaff area. Verizon Wireless is one of the largest wireless communication providers in the United States with over 100 million subscribers.

Purpose of the Request

This application is requested to allow the development of wireless communications infrastructure to initially support Verizon's network. As the owner and service provider of the facility, the site will improve wireless voice and data services for Verizon Wireless customers. This site is designed to satisfy the demand for Verizon Wireless service in this area as required by their Federal Communications Commission License.

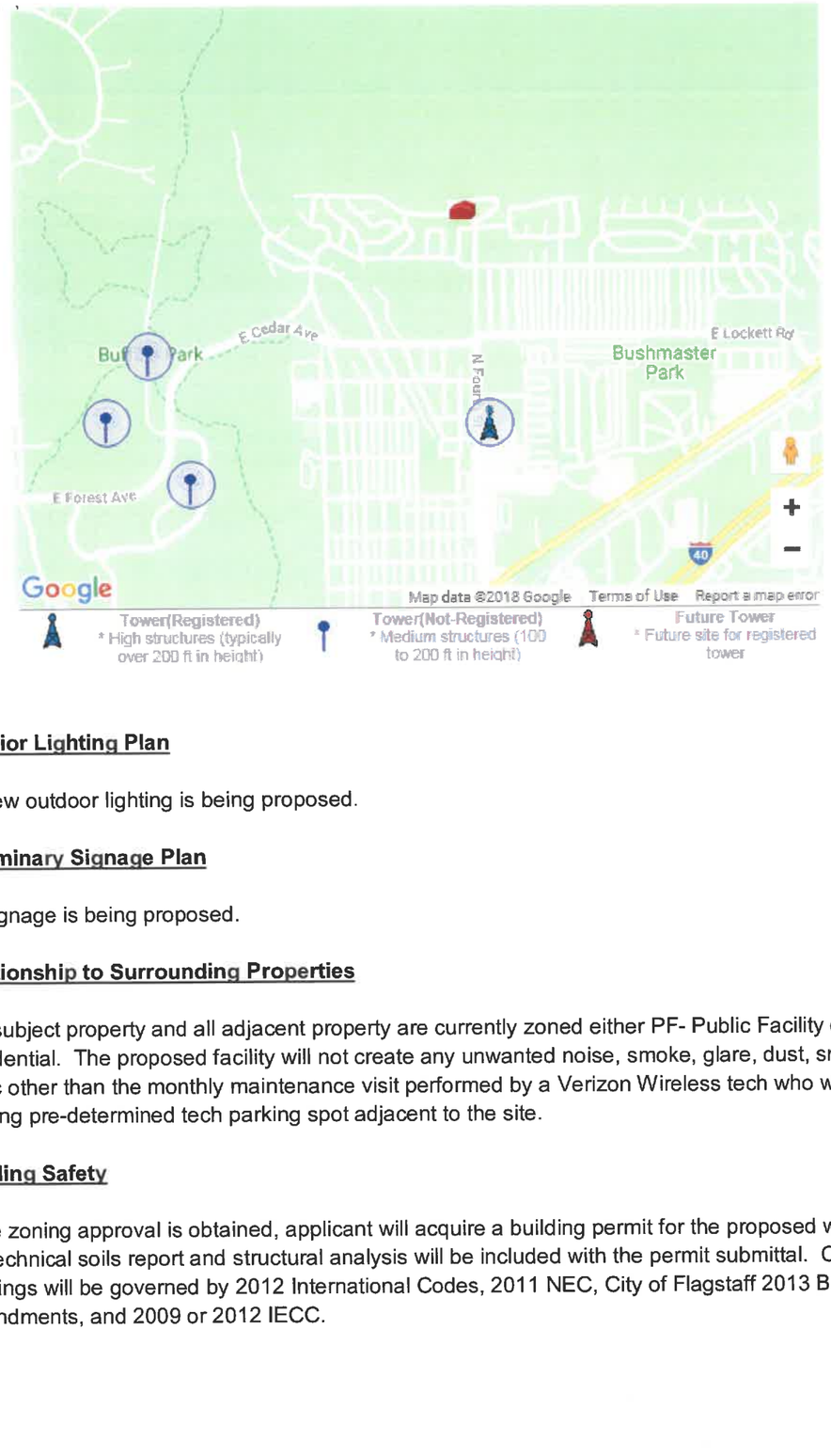
Verizon Wireless is proposing to develop an 65' monopine communications facility, with a 30'x30' CMU block wall ground compound within the 9.31 +/- acre parcel of Trinity Heights United Methodist Church (APN 109-06-002). The proposed 65' monopine would be 60' to the top of the tower steel, with a 4' lightening rod affixed to the top, and the stealth faux pine boughs extending one foot beyond the lightening rod. Verizon Wireless would utilize a centerline of 56' on the tower in order to effectively propagate the RF signal to the surrounding neighborhood and city. The proposed antenna configuration necessitates a 10'-6" array diameter, with 3' separations between antennas to optimally propagate Verizon's LTE frequency, without signal redundancy.

Justification of the Request and Need for the Facility

The wireless communications industry has seen tremendous growth over the past two decades. This growth has come in the form of larger subscriber base, an increase in the number of devices per subscriber, and a tremendous uptick in demand for bandwidth per subscriber. The proposed facility is located in a high use/need location with both school patrons and heavy residential residences to the south, and east. The proposed communications site not only fills a significant gap in coverage / capacity for Verizon Wireless it is also the least intrusive means to fill the gap in coverage / capacity.

Existing Towers in the Area

The following structures were identified as part of the due diligence efforts. These were the closest structures but were outside the required search ring provided by RF engineers in order to close the gaps in coverage for voice and data demands. The closest structure is a Verizon Wireless facility .7 mile south, located on 2672 N. 4th Street next to the Sonic. This site is active and has Verizon equipment located there already but is too far away from the gap area. Please reference the Radio Frequency Design Analysis to see how this site would not only improve wireless coverage to its direct surroundings, but also increase overall capacity to the other Verizon facilities nearby.



Exterior Lighting Plan

No new outdoor lighting is being proposed.

Preliminary Signage Plan

No signage is being proposed.

Relationship to Surrounding Properties

The subject property and all adjacent property are currently zoned either PF- Public Facility or Res-Residential. The proposed facility will not create any unwanted noise, smoke, glare, dust, smells, or additional traffic other than the monthly maintenance visit performed by a Verizon Wireless tech who will utilize an existing pre-determined tech parking spot adjacent to the site.

Building Safety

Once zoning approval is obtained, applicant will acquire a building permit for the proposed wireless facility. A geotechnical soils report and structural analysis will be included with the permit submittal. Construction drawings will be governed by 2012 International Codes, 2011 NEC, City of Flagstaff 2013 Building Code Amendments, and 2009 or 2012 IECC.

Development Schedule

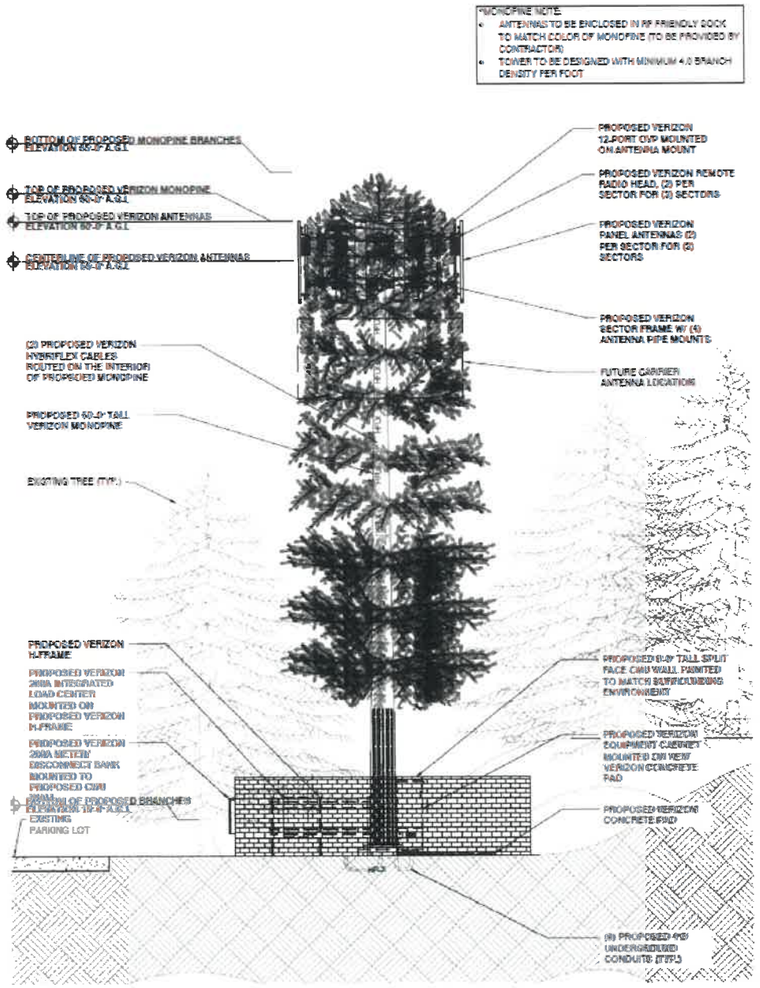
The project development schedule will take approximately 60 days following the issuance of all necessary permits for the project.

Community Facilities and Services

The proposed development is located in a public use area surrounded by residential. It is worth noting the tremendous benefit of enhanced wireless services in undeveloped areas of the county, especially for use by Public Safety agencies.

Public Utilities and Services

The proposed project will require electrical and telephone service. The project is an unmanned facility, so it will not require sewer or water services.



AZ2 Weitzel / PZ 18-00111-01
3600 N. 4th Street Flagstaff, AZ 86004
CUP (Conditional use Permit) 10-20.40.50
E. Findings

1) The conditional use is consistent with objectives of the zoning code and where this site is located.
The proposed site for the new wireless facility is in a high use area of need where additional wireless infrastructure is required. This specific location was selected for the data demand of nearby churches, businesses, schools, and numerous residents. Building the site here would fill a significant gap in coverage and capacity for Verizon Wireless. This design has been chosen to be the least obtrusive means possible. The proposed design is a stealth monopine placed in the back of the parcel to reduce visibility. The facility would be surrounded by forest along the north, east and west sides, and the south will have planted evergreens for screening. These design suggestions are collaborative efforts with the planning department to fulfill the public need while also maintaining the visual beauty of the area.

2) The granting of the conditional use will not be detrimental to the public health, safety or welfare.
The proposed unmanned facility will not create any unwanted noise, smoke, glare, dust, smells, or additional traffic other than the monthly maintenance visit. The tech will utilize an existing pre-determined tech parking spot adjacent to the site for service. There should be minimal to no impacts on the current existing area due to maintenance. There are no foreseen possible hazards to people due to explosion or contamination and flooding. Numerous studies and reports are being provided to ensure all standards utilized are compliant with the FCC and FAA agencies.

3) The characteristics of the conditional use as proposed are reasonably compatible with the types of uses permitted in the surrounding area and are compatible.
The subject property is zoned R-1 (Residential), and all adjacent properties are currently zoned either PF- Public Facility, or Res- Residential. The proposed facility is designed in such a way that it should not impact any other parcel negatively, as suggested in the sub parts below.

a) Circulation / Access: No traffic will be created by this facility aside from its scheduled monthly maintenance service call. There will be designated space for work trucks to perform maintenance as needed. The Site is placed in an unused area surrounded by forest area with no interruption to existing paths or roads.
b) Open Space / Natural Preservation: Due to the minimal ground disturbance and small lot coverage of the facility, the design meets the open space provisions. Using a monopine to screen the southside preserves the natural character of the area.
c) Noise /Light / Visual Pollutants: There will be no light, noise, or visual pollutants emitted.
d) Design Relationship to Area: The stealth design and placement of the monopine in a pine forest behind the parking lot blends the facility discretely into the surrounding area.
e) Landscape Requirements: We were approved a landscape waiver with the following conditions, to plant (3) three evergreen trees along the south side of the facility, and to hydroseed any disturbed area with a native grass planting mix.
f) Impact on Public Utilities: No negative impact on public utilities as all is coordinated with the necessary municipalities and local utility companies for power connection.
g) Signage / Outdoor Lighting: No lights proposed on the facility and the only signage used is a small sign used for site identification and equipment information.

h) Development of Streets Adjacent to Property: Access to the site are existing paved roads via the entrance and exit of the church located on-site. So, there will be no need to build any new roads or change any existing traffic patterns. A dedicated easement and parking area to access the site for maintenance and service will be in place for future use. Also, placement of the wireless facility on the north side of the parcel surrounded by undeveloped land, provides the least effect possible to circulation.

i) Impact on Historical / Natural Resources: The site chosen is not located on any designated historic area with no prehistoric significance. The forest area and natural quality will be preserved via the stealth design and placement of facility. Being that this is an unmanned facility that requires little maintenance and minimal resources to operate, there should be no natural resources sacrificed or consumed by this wireless facility.

Site: AZ2 WEITZEL

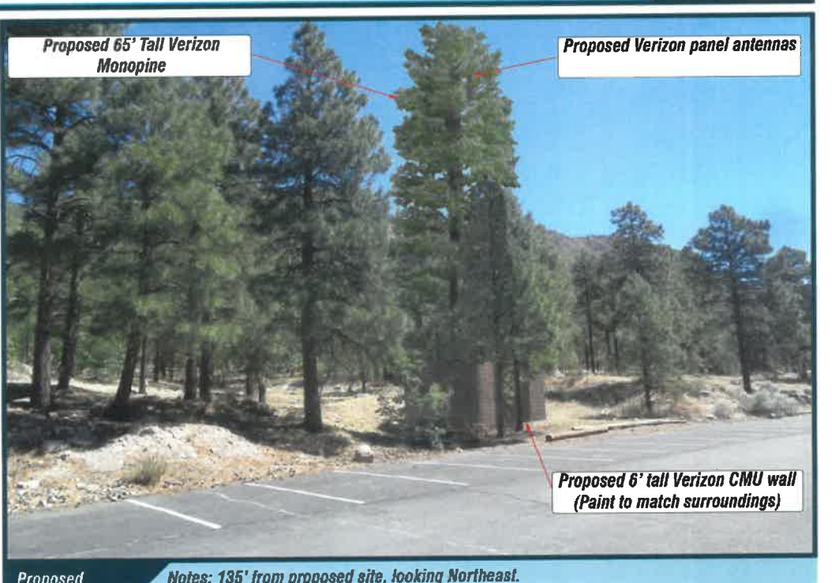
verizon

Address: 3600 N. 4th St. Flagstaff, AZ 86004

11/28/2018 *View 1*

Location Map

Existing



Proposed ***Notes: 135' from proposed site, looking Northeast.***

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ2 WEITZEL

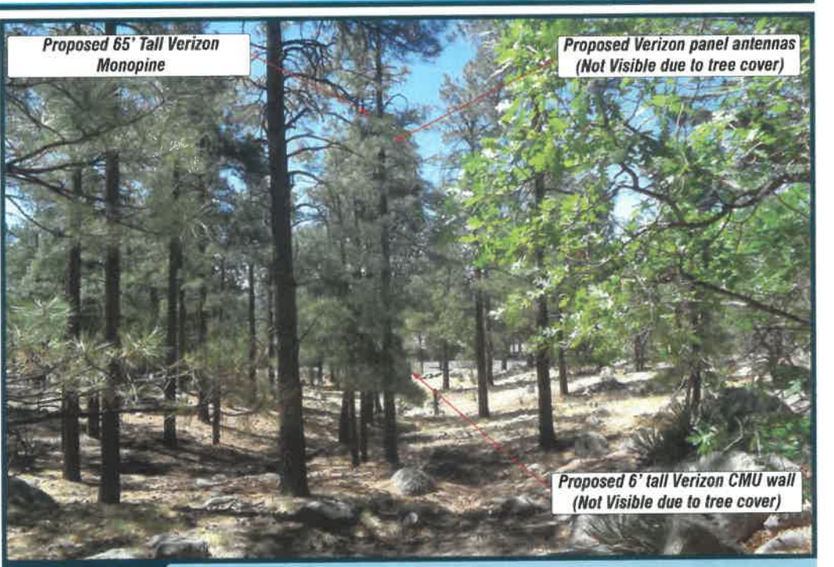
verizon

Address: 3600 N. 4th St. Flagstaff, AZ 86004

11/28/2018 *View 2*

Location Map

Existing



Proposed **Notes: 275' from proposed site, looking South.**

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ2 WEITZEL

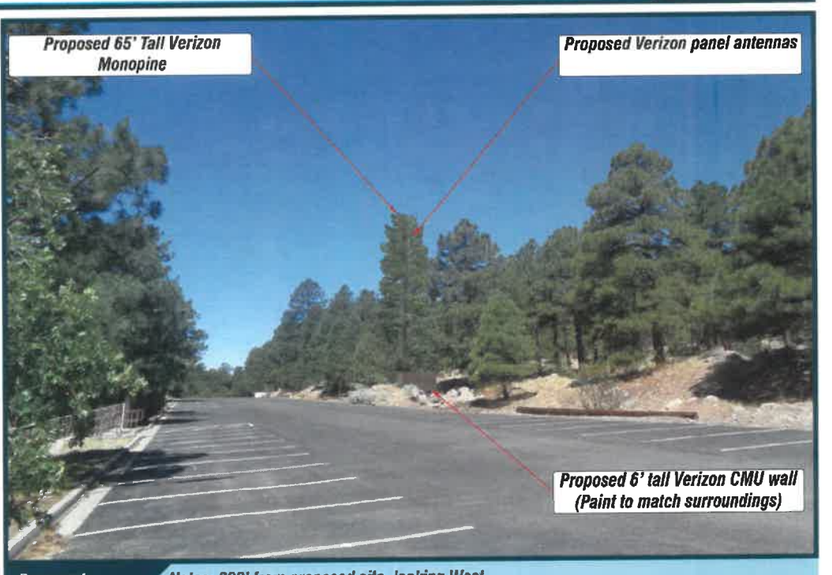
verizon

Address: 3600 N. 4th St. Flagstaff, AZ 86004

11/28/2018 *View 3*

Location Map

Existing



Proposed **Notes: 330' from proposed site, looking West.**

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ2 WEITZEL

verizon

Address: 3600 N. 4th St. Flagstaff, AZ 86004

11/28/2018 *View 4*

Location Map

Existing

Proposed **Notes: 430' from proposed site, looking Northeast.**

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Site: AZ2 WEITZEL

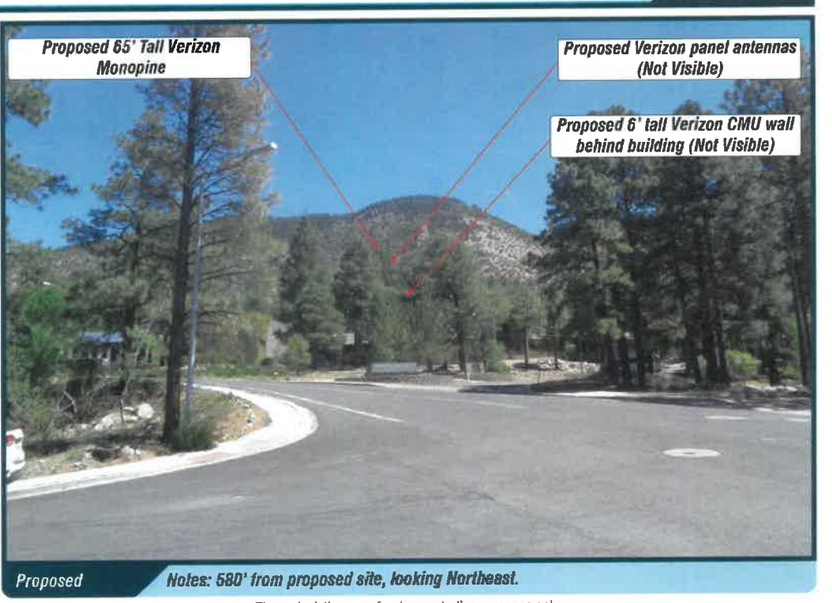
verizon

Address: 3600 N. 4th St. Flagstaff, AZ 86004

11/28/2018 *View 5*

Location Map

Existing



Proposed **Notes: 580' from proposed site, looking Northeast.**

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

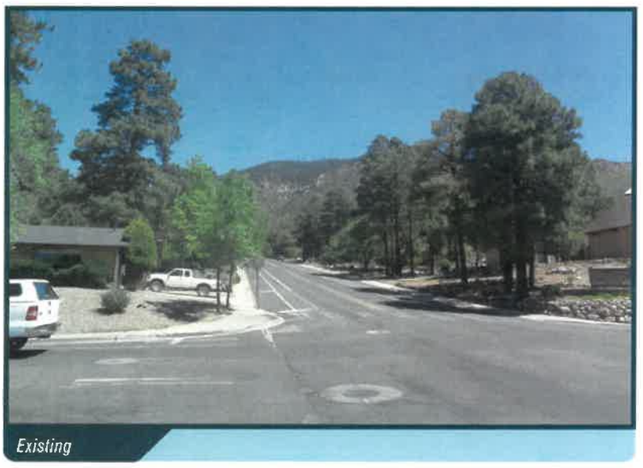
Site: AZ2 WEITZEL

verizon

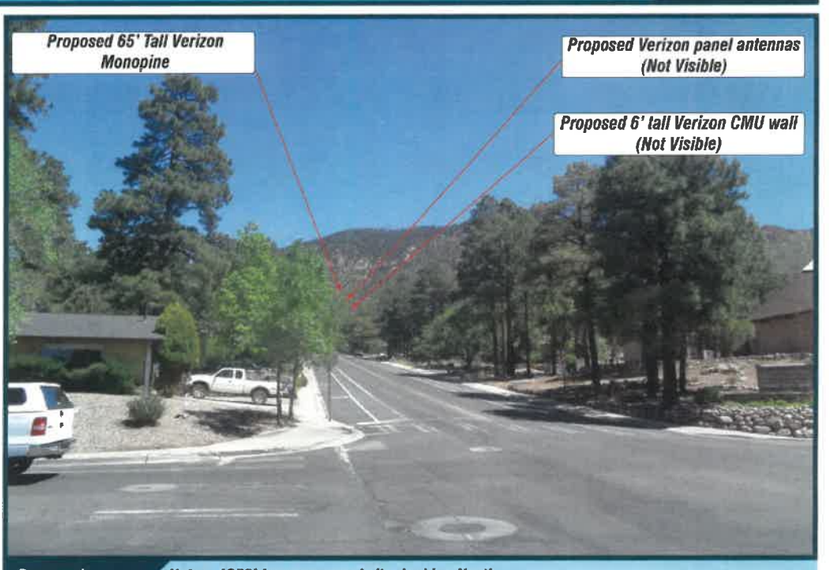
Address: 3600 N. 4th St. Flagstaff, AZ 86004

11/28/2018 *View 6*

Location Map



Existing



Proposed **Notes: 1250' from proposed site, looking North.**

These depictions are for demonstrative purposes only.
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless
126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

WIRELESS NETWORK CONSULTING

AZ10-079 Bushmaster / AZ2_WEITZEL

Capacity Cell Split

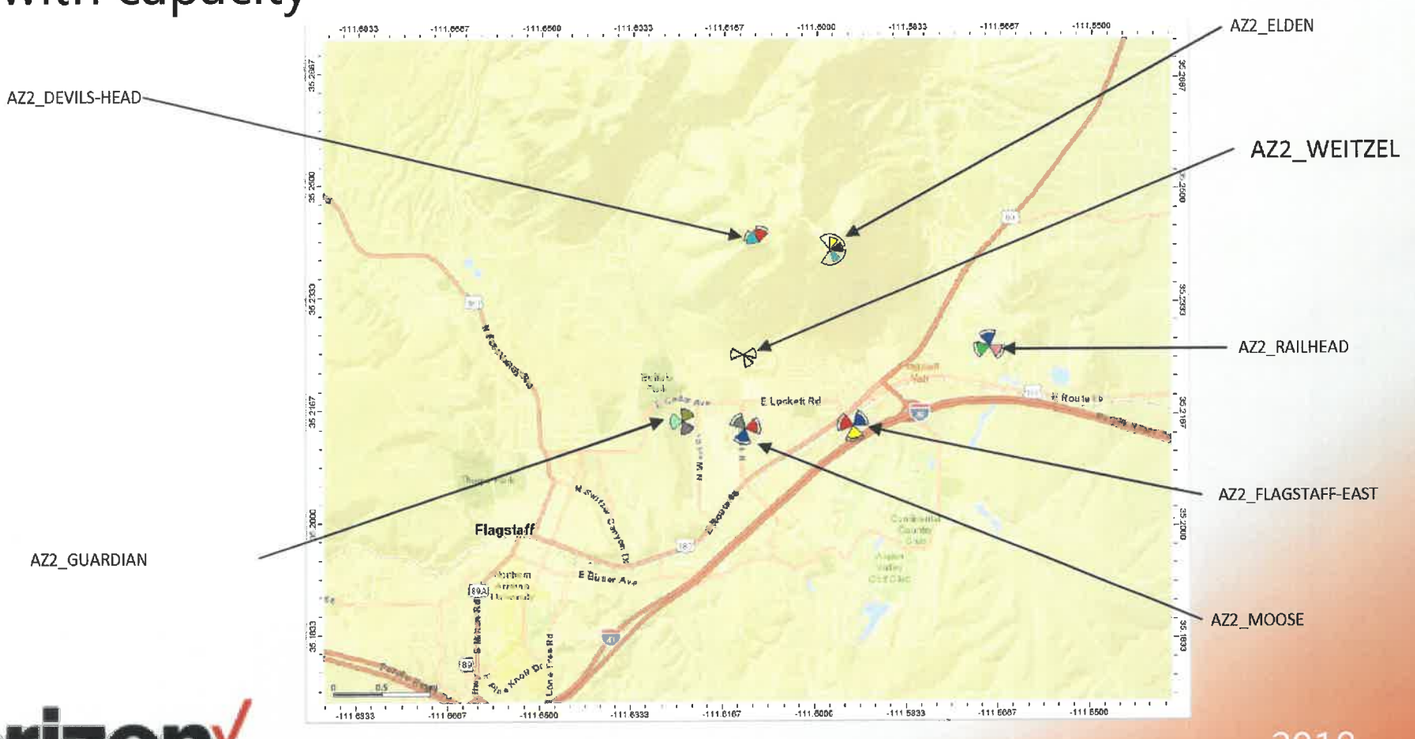
RF DESIGN ANALYSIS

verizon

2018

AZ2_FLAGSTAFF-EAST Gamma Sector Current State

- Sectors facing toward East Lockett Road are overloaded with capacity



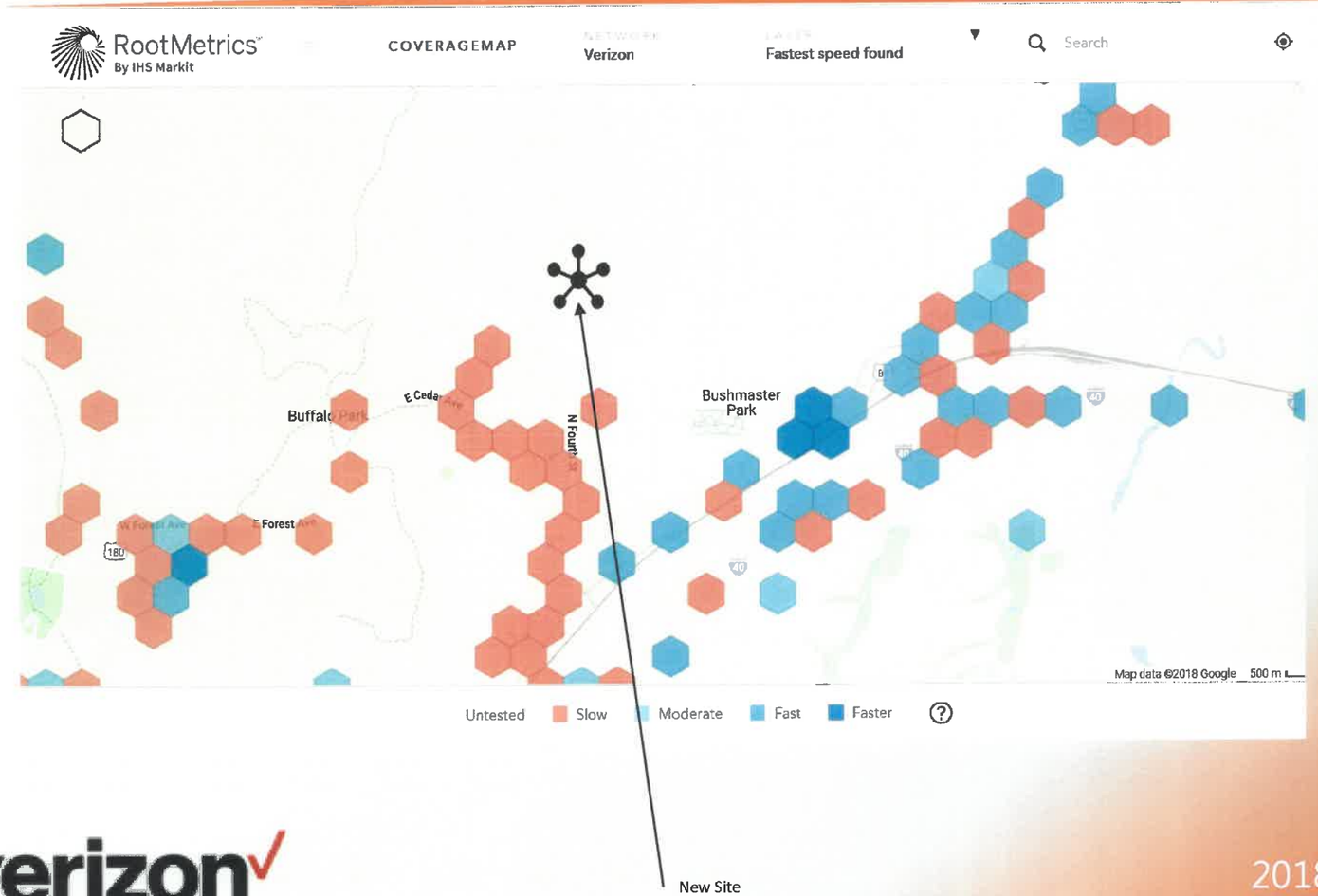
verizon

2018

Objective of new site

- Offload AZ2_FLAGSTAFF-EAST Gamma Sector
  - Sectors facing into area are overloaded, connection demands and low throughput per user
  - New Site needed to provide capacity, in-building and in-vehicle coverage along East Lockett Road as well surrounding residential and shopping areas
  - Most of the area is suburban

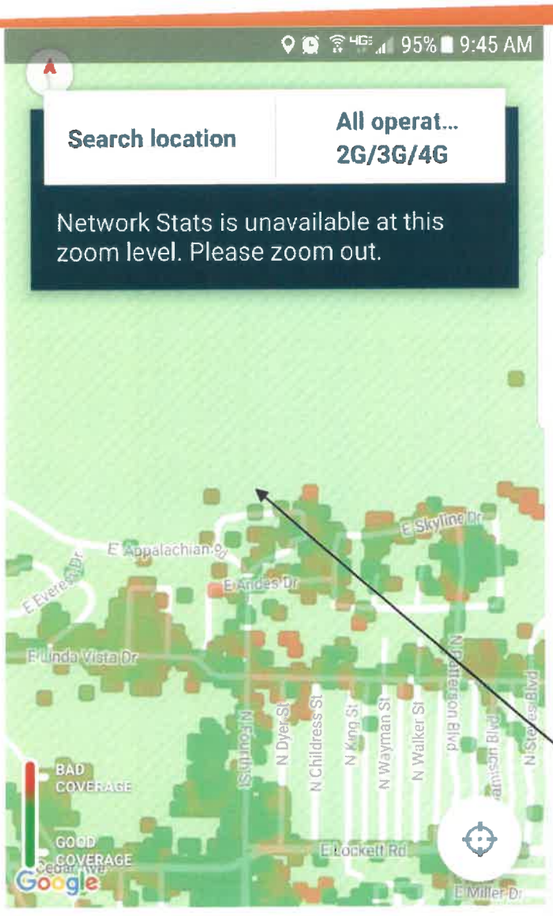
RootMetrics – Throughput Map



verizon

2018

Open Signal – Coverage Map

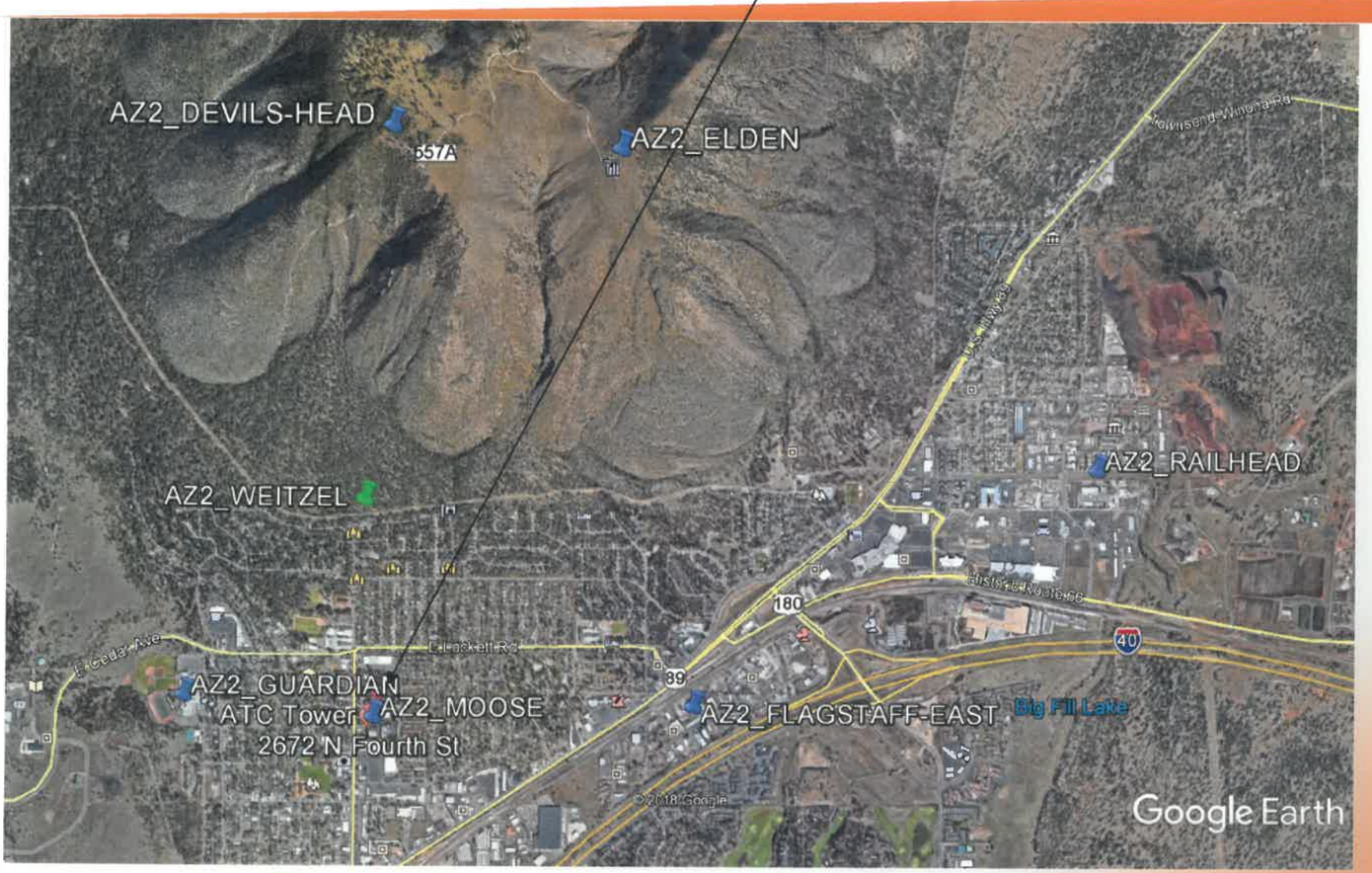


Proposed Site Location

verizon

2018

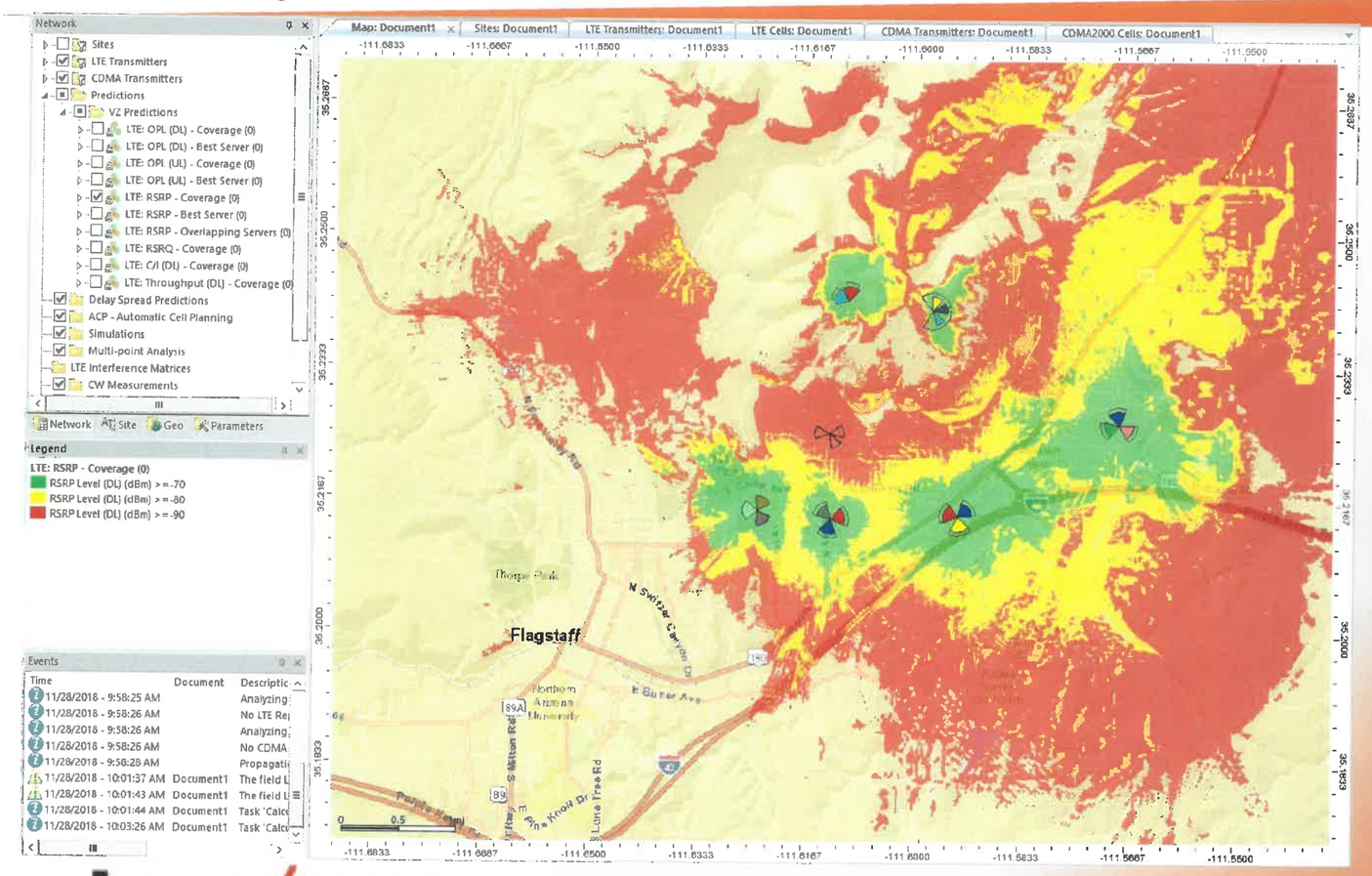
Site Map



verizon

RSRP Current Coverage

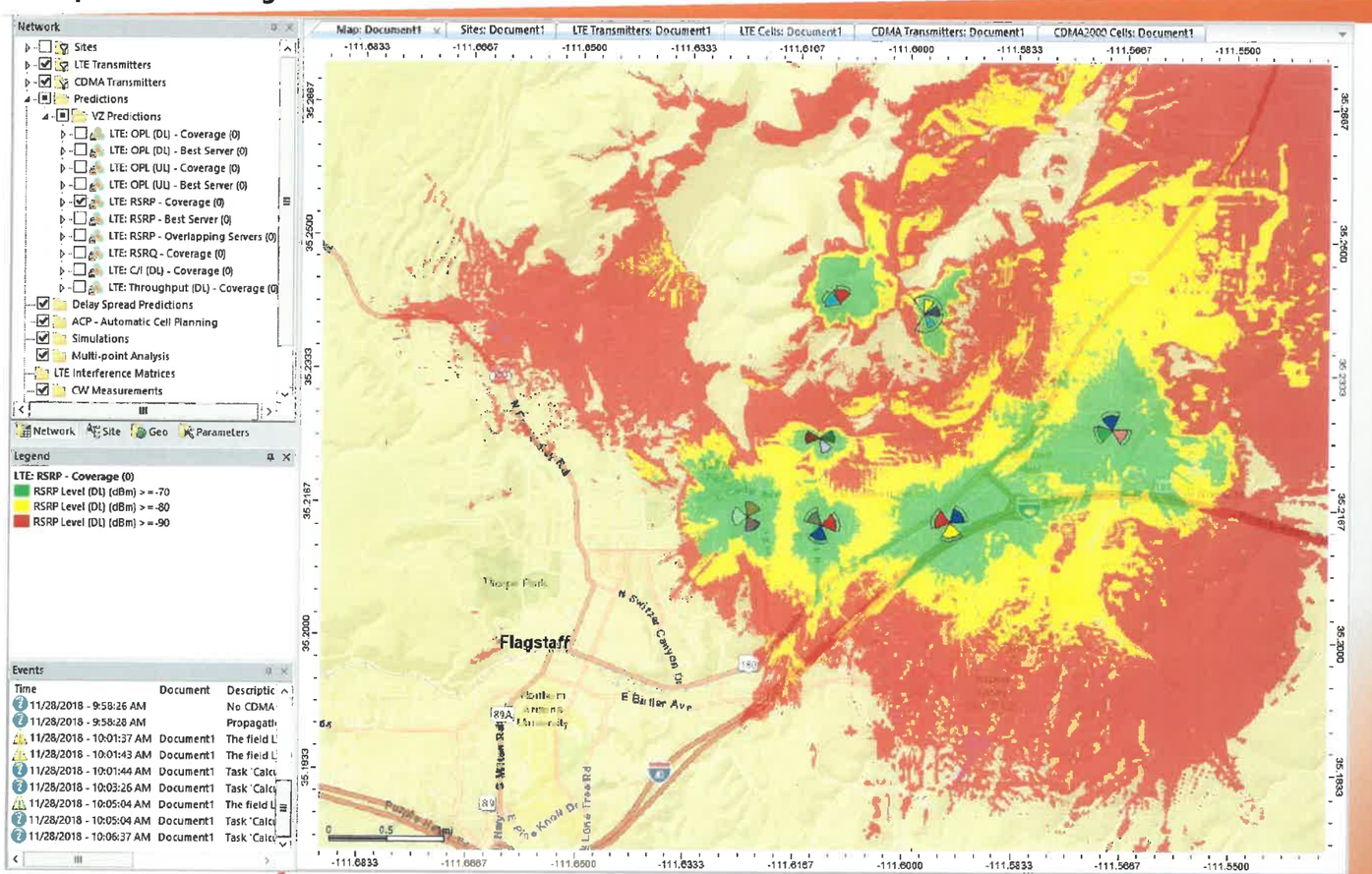
Green – In-building coverage
Yellow – In-Vehicle coverage
Red – Open Field coverage



verizon

RSRP Coverage with new site

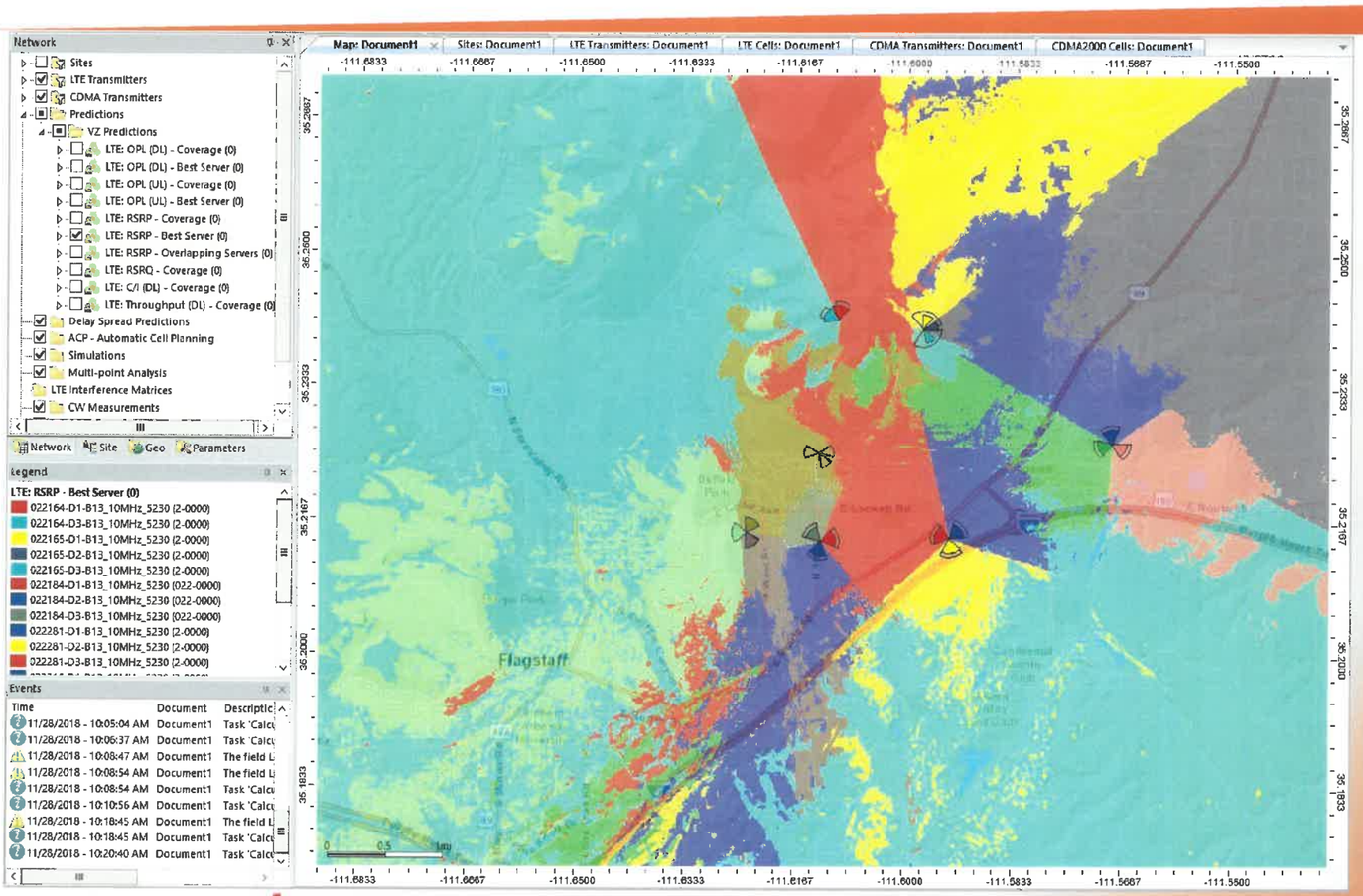
Green – In-building coverage
Yellow – In-Vehicle coverage
Red – Open Field coverage



verizon

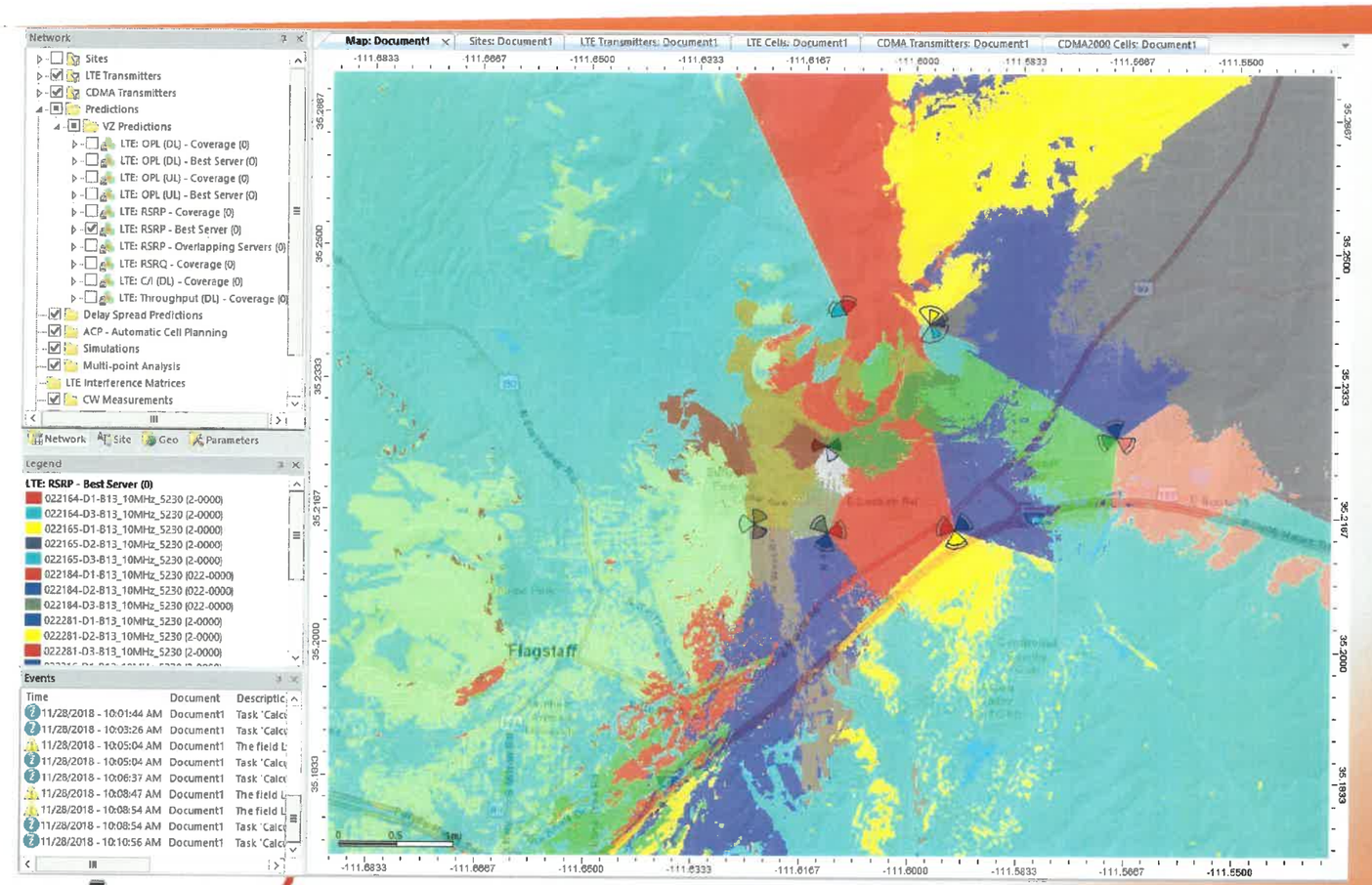
2018

Best Server - Current (-120dbm)



verizon

Best Server – with new site (-120dbm)



verizon

2018

American Tower Candidate

- Located at:
- 2672 North Fourth Street, Flagstaff, AZ
  - Verizon is already located on the tower noted above
  - New site is needed for capacity and coverage to the NE of this site

verizon

verizon

AZ2 WEITZEL

APN: 109-06-002
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

NOTE:
MONOPINE TOWER TO BE DESIGNED WITH A MINIMUM **4.0 BRANCH PER FOOT** DENSITY, EXCEEDING THE MINIMUM BRANCH DENSITY REQUIRED.

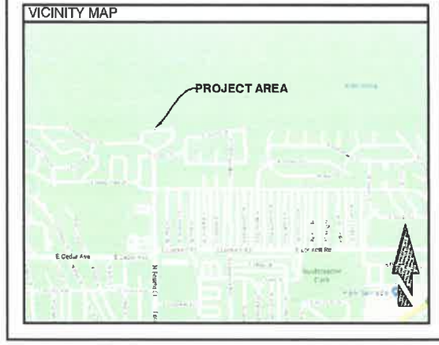
SITE DESIGN ABIDES FLAGSTAFF ZONING CODE SECTION 10-40.60.320.C.6.e.

1. SIMULATED PINE BRANCHES MUST BE LOCATED FROM A POINT THAT IS 25 PERCENT THE HEIGHT OF THE TOWER MEASURED FROM FINISHED GRADE TO THE TOP OF THE TOWER.
2. A DENSITY OF 2.3 SIMULATED BRANCHES PER ONE LINEAL FEET OF THE TOWER IS REQUIRED. BRANCHES SHALL BE INSTALLED ON THE TOWER IN A RANDOM ORGANIC PATTERN.
3. THE MINIMUM LENGTH FOR THE LOWER LEVEL SIMULATED BRANCHES IS 10 FEET LONG. SIMULATED BRANCHES MUST TAPER TOWARD THE TOP OF THE TOWER TO GIVE THE APPEARANCE OF A NATURAL CONICALLY-SHAPED EVERGREEN TREE.
4. THE TOWER SHALL BE PAINTED TO EMULATE A NATURAL TREE TRUNK, WHILE THE BOTTOM 25 PERCENT OF THE HEIGHT OF THE TRUNK SHALL BE COVERED WITH A SIMULATED TREE BARK PRODUCT.
5. ANTENNAS SHALL BE FITTED WITH A COVER OR OTHERWISE CAMOUFLAGED, AND SHALL NOT EXTEND BEYOND THE TREE BRANCHES LOCATED IMMEDIATELY ADJACENT TO THE ANTENNAS.

SITE DIRECTIONS

DEPART 126 W GEMINI DR, TEMPE, AZ 85283 ON W GEMINI DR. TOWARD S ASH AVE. TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD. TURN RIGHT ONTO S KYRENE RD. TURN LEFT ONTO W BASELINE RD. TAKE RAMP RIGHT FOR I-10 WEST / US-60 WEST TOWARD PHOENIX. KEEP LEFT TO STAY ON I-10 W. AT EXIT 143A-B, TAKE RAMP RIGHT FOR I-17 NORTH TOWARD FLAGSTAFF. KEEP RIGHT TOWARD I-40 E. KEEP STRAIGHT ONTO I-40 E. AT EXIT 198, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR BUTLER AVE. TURN LEFT ONTO E BUTLER AVE. KEEP STRAIGHT ONTO PONDEROSA PKWY. TURN RIGHT ONTO I-40 BL / US-180 / E ROUTE 66. TURN LEFT ONTO E ARROWHEAD AVE. TURN RIGHT ONTO N WEST ST. BEAR RIGHT ONTO E LINDA VISTA DR. TURN LEFT ONTO N ADRIANNE WAY. BEAR LEFT ONTO ROAD. TURN RIGHT ONTO ROAD. ARRIVE AT 3600 N 4TH ST.

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL PROPOSED 60'-0" MONOPINE
- INSTALL PROPOSED 30'x30' CMU WALL
- INSTALL PROPOSED OUTDOOR EQUIPMENT CABINETS
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE
- INSTALL (6) PROPOSED ANTENNAS
- INSTALL (6) PROPOSED REMOTE RADIO HEADS
- INSTALL (1) PROPOSED 12-PORT OVP
- INSTALL (2) PROPOSED HYBRID CABLES
- INSTALL (8) PROPOSED UNDERGROUND CONDUITS
- INSTALL PROPOSED CONCRETE PAD
- INSTALL PROPOSED H-FRAME
- INSTALL (2) 24"x36" TELCO VAULTS
- INSTALL (3) PROPOSED EVERGREEN TREES

SHEET INDEX

T-1	PROJECT INFORMATION
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	EXISTING ENLARGED SITE PLAN
Z-2.1	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-3	ELEVATIONS
Z-4	ELEVATIONS
Z-5	ELEVATIONS
L-1	LANDSCAPE PLAN

CONTACT INFORMATION

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: RICK MIRANDA
PHONE: (602) 390-9844

PROPERTY OWNER:
TRINITY HEIGHTS UNITED METHODISTS CHURCH
3600 N. 4TH ST
FLAGSTAFF, AZ 86004
CONTACT: KEITH McCLANAHAN
PHONE: (928) 220-3174

TOWER OWNER:
VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: RICK MIRANDA
PHONE: (602) 390-9844

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: (480) 864-9588 ext. 230

A&E FIRM:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KYLE FORTIN
PHONE: (623) 217-4235

ENGINEER:
ISE INC. STRUCTURAL ENGINEERS
P.O. BOX 50039
PHOENIX, AZ 85076
CONTACT: GLEN HUNT
PHONE: (602) 403-8614

PROJECT DATA

ZONING:	R-1
PARCEL #:	109-06-002
USE:	UNMANNED COMMUNICATIONS
NEW LEASE AREA:	900 SQ. FT
JURISDICTION:	COCONINO COUNTY
GOVERNING CODES:	2012 IBC, 2012 IFC, 2012 IMC, 2009 IECC, 2011 NEC, COF 2013 BUILDING CODE AMENDMENTS

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

NEW SITE LOCATION

LATITUDE	35.22493°	35° 13' 29.776" N (NAD83)
LONGITUDE	-111.61327°	-111° 36' 47.807" W (NAD83)
GROUND ELEVATION		7100.5' (NAVD88)

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

APPROVALS

(RF): _____ DATE: _____

(CONST.): _____ DATE: _____

(RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

PREPARED FOR
verizon
126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC.
Construction · Project Management · Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER
ISE Incorporated
Structural Engineers
P.O. BOX 50039
Phoenix, Arizona, 85076
PHONE: 602.403.8614
www.ise-inc.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	09/26/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

NORTH

GRAPHIC SCALE

50 0 25 50 90 200

(IN FEET)
1 inch = 50 ft.

SCHEDULE B EXCEPTIONS

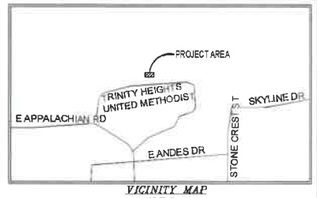
14. UTILITY EASEMENT BY ARIZONA METHODIST CHURCH EXTENSION SOCIETY TO ARIZONA PUBLIC SERVICE COMPANY, DATED 8/23/1972 RECORDED 11/24/1972 IN BOOK 448 PAGE 411 .

15. ACCESS EASEMENT BY TRINITY HEIGHTS UNITED METHODIST CHURCH, REVEREND NATHAN HOLT TO THE CITY OF FLAGSTAFF, A MUNICIPAL CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ARIZONA, DATED 4/25/1989 RECORDED 5/23/1989 IN BOOK 1279 PAGE 83 .

19. PUBLIC PEDESTRIAN ACCESS EASEMENT BY TRINITY HEIGHTS UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION TO THE PUBLIC, DATED 10/19/2000 RECORDED 10/19/2000 IN INSTRUMENT NO :3068371.

ITEMS 1-5, 7, 9-12, AND 18-20 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

PARCEL NO. 1
THAT PART OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE SOUTH 0° 7' WEST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 525.36 FEET TO THE NORTH LINE OF SHADOW MOUNTAIN VILLAGE, ACCORDING TO CASE 2, MAP 120, RECORDS OF COCONINO COUNTY, ARIZONA;
THENCE SOUTH 85° 47' WEST, ALONG THE NORTH LINE OF SAID SHADOW MOUNTAIN VILLAGE, A DISTANCE OF 283.88 FEET;
THENCE NORTH 0° 7' EAST, A DISTANCE OF 551.84 FEET TO THE NORTH LINE OF SAID SECTION 11, THENCE SOUTH 88° 52' 04" EAST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 283.12 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PART LYING SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF THAT STREET DEDICATED TO THE CITY OF FLAGSTAFF BY INSTRUMENT RECORDED IN DOCKET 543, PAGE 629, RECORDS OF COCONINO COUNTY, ARIZONA, AND DESCRIBED AS FOLLOWS:
THAT PROPERTY WHICH LIES 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEGINNING FOR REFERENCE AT THE INTERSECTION OF ANDES DRIVE AND FOURTH STREET, AS SHOWN ON SAID PLAT OF SHADOW MOUNTAIN VILLAGE, WHICH MAP IS THE BASIS OF BEARINGS HEREIN;
THENCE NORTH 0° 07' 00" EAST ALONG THE CENTERLINE OF FOURTH STREET, A DISTANCE OF 207 FEET TO A POINT OF CURVATURE; THENCE
NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 178.00 FEET, THROUGH A CENTRAL ANGLE OF 35° 37' 08" FOR AN ARC DISTANCE OF 110.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE CURVE, HAVING A RADIUS OF 178.00 FEET THROUGH A CENTRAL ANGLE OF 20° 17' 39" FOR AN ARC DISTANCE OF 63.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 55° 31' 47" WEST, ALONG A TANGENT, A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 178.00 FEET, THROUGH A CENTRAL ANGLE OF 34° 29' 15", AN ARC DISTANCE OF 106.81 FEET TO A POINT, WHICH IS THE END OF THE CENTERLINE, BEING ON THE WEST PROPERTY LINE 139 FEET NORTH FROM THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DOCKET 302, PAGE 121, RECORDS OF COCONINO COUNTY, ARIZONA
SIDELINES OF THE RIGHT-OF-WAY TO BE PROLONGED OR SHORTENED TO TERMINATE AT THE BOUNDARY OF SAID LAND DESCRIBED IN DOCKET 302, PAGE 121 EXCEPTING THEREFROM THAT PORTION DESCRIBED IN JOINT TENANCY DEED RECORDED AUGUST 29, 1991 IN DOCKET 1388, PAGE 713, DESCRIBED AS FOLLOWS:
ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF THE SOUTHERLY RIGHTOF- WAY LINE OF THAT CERTAIN ROADWAY CONVEYED TO THE CITY OF FLAGSTAFF IN QUIT CLAIM DEED RECORDED MAY 14, 1975 IN DOCKET 543, PAGE 629, RECORDS OF COCONINO COUNTY, ARIZONA. THAT PART OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 AND RUNNING THENCE SOUTH 0 DEGREES 7 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 11, 525.36 FEET TO THE NORTH LINE OF SHADOW MOUNTAIN VILLAGE, THENCE SOUTH 85 DEGREES 47 MINUTES WEST ALONG THE NORTH LINE OF SHADOW MOUNTAIN VILLAGE, 283.88 FEET; THENCE NORTH 0 DEGREES 07 MINUTES EAST, 551.84 FEET TO THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 88 DEGREES 52 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 11, 283.12 FEET TO THE TRUE POINT OF BEGINNING



VICINITY MAP
N.T.S.

LESSOR'S LEGAL DESCRIPTION (CONT.)
PARCEL NO. 2:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89° 53' EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0° 07' WEST, A DISTANCE OF 627.78 FEET, THENCE SOUTH 85° 47' WEST, A DISTANCE OF 65.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET, THENCE NORTH 0° 07' EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET, AS DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 267, PAGE 447, RECORDS OF COCONINO COUNTY, ARIZONA, A DISTANCE OF 110.00 FEET, THENCE SOUTH 85° 47' WEST, A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF FOURTH STREET AND THE WEST LINE OF SAID SECTION 12, THENCE NORTH 0° 07' EAST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET, THENCE SOUTH 89° 53' EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET, THENCE SOUTH 0° 07' WEST, ALONG THE EAST LINE OF THAT PROPERTY DESCRIBED IN DOCKET 301, PAGE 401, A DISTANCE OF 621.42 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 0° 07' WEST, A DISTANCE OF 6.36 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DOCKET 301, PAGE 401, THENCE SOUTH 85° 47' WEST, ALONG THE MOST SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCKET 301, PAGE 401, A DISTANCE OF 65.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET, AS RECORDED IN DOCKET 267, PAGE 447, RECORDS OF COCONINO COUNTY, ARIZONA, THENCE NORTH 00° 07' EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 6.36 FEET, THENCE NORTH 85° 47' EAST, A DISTANCE OF 65.18 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3
THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, BEING AN ABANDONED PORTION OF NORTH FOURTH STREET, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SHADOW MOUNTAIN VILLAGE, ACCORDING TO CASE 2, MAP 120, RECORDS OF COCONINO COUNTY, ARIZONA, WHICH IS THE BASIS OF BEARINGS HEREIN; THENCE SOUTH 85° 47' 00" WEST, A DISTANCE OF 19.51 FEET TO A POINT ON A NON-TANGENT CURVE WHICH IS THE EASTERLY RIGHT-OF-WAY LINE FOR THE EXTENSION OF NORTH FOURTH STREET, FROM WHICH POINT THE RADIUS POINT OF SAID CURVE LIES SOUTH 50° 26' 18" WEST, A DISTANCE OF 206.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 117.59 FEET THROUGH A CENTRAL ANGLE OF 32° 42' 23", THENCE NORTH 85° 47' 00" EAST, A DISTANCE OF 6.54 FEET; THENCE NORTH 0° 7' 0" EAST, A DISTANCE OF 107.50 FEET, THENCE NORTH 88° 53' 00" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FLAGSTAFF, IN INSTRUMENT NO. 3069981, DESCRIBED AS FOLLOWS:
A PARCEL OF LAND, BEING A PORTION OF THE LAND DESCRIBED IN THE QUITCLAIM DEED TO THE TRINITY HEIGHTS UNITED METHODIST CHURCH RECORDED IN DOCKET 543, PAGE 631, COCONINO COUNTY RECORDS (R1), IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN IN THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF (R1); THENCE SOUTH 85° 08' 51" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL, BEING THE NORTHERLY RIGHT OF WAY LINE OF ANDES DRIVE (BASIS OF BEARINGS), SHOWN AS SOUTH 85° 47' WEST IN SAID (R1), A DISTANCE OF 87.17 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF APPALACHIAN ROAD, 56 FEET WIDE, AND THE WESTERLY LINE OF (R1); THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, ALONG A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 206.00 FEET, FROM A RADIAL BEARING OF NORTH 50° 15' 31" EAST, THROUGH A CENTRAL ANGLE OF 20° 31' 15", AN ARC LENGTH OF 73.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 308.40 FEET, FROM A RADIAL BEARING OF NORTH 86° 44' 31" EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 34' 25", AN ARC DISTANCE OF 40.77 FEET, THENCE NORTH 89° 32' 12" EAST, A DISTANCE OF 6.20 FEET, THENCE SOUTH 15° 14' 20" EAST, A DISTANCE OF 28.87 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED IN SAID DEED RECORDED IN DOCKET 543, PAGE 631, THENCE SOUTH 00° 25' 57" EAST, A DISTANCE OF 5.23 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89° 53' EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 301, PAGE 401, RECORDS OF COCONINO COUNTY, ARIZONA, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 53' EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 358.92 FEET; THENCE SOUTH 00° 07' WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 594.26 FEET, THENCE SOUTH 85° 47' WEST, 56.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DOCKET 504, PAGE 671, RECORDS OF COCONINO COUNTY, ARIZONA, A DISTANCE OF 359.25 FEET TO THE EAST LINE OF SAID PARCEL DESCRIBED IN DOCKET 301, PAGE 401; THENCE NORTH 00° 07' WEST ALONG SAID EAST LINE, A DISTANCE OF 621.42 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FLAGSTAFF, IN INSTRUMENT NO 3069460, DESCRIBED AS FOLLOWS:
A PARCEL OF LAND, BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 25, 1983 IN DOCKET 914, PAGES 124 AND 125 OF COCONINO COUNTY RECORDS (R1), IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN IN THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGINNING AT THE SOUTHWEST CORNER OF (R1); THENCE NORTH 85° 08' 51" EAST (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF (R1), SHOWN AS NORTH 85° 47' EAST IN SAID DEED, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF ANDES DRIVE, 56 FEET WIDE, A DISTANCE OF 199.48 FEET; THENCE SOUTH 86° 11' 46" WEST, A DISTANCE OF 199.23 FEET TO THE WEST LINE OF (R1); THENCE SOUTH 00° 25' 57" EAST, A DISTANCE OF 3.66 FEET TO THE POINT OF BEGINNING

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE AGENCY, COMMITMENT NO.: 21802368-099-GOH EFFECTIVE DATE: 09/07/18.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1428 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	10/29/18	ADD TITLE
1	03/15/18	FINAL
0	03/02/18	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STACEY DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-443-0180

REGISTERED LAND SURVEYOR
RYAN C. FIDLER
EXPIRES 03/31/21

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008556

SITE NAME:
AZ2 WEITZEL

SITE ADDRESS:
3600 E. APPALACHIAN RD.
FLAGSTAFF, AZ 86004

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.	REVISION:
LS-1	

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2645.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET; THENCE NORTH 06°32'40" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2645.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET; THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 06°17'34" EAST, 2.00 FEET; THENCE SOUTH 06°17'34" EAST, 40.18 FEET; THENCE SOUTH 83°42'26" WEST, 293.11 FEET; THENCE SOUTH 33°38'39" WEST, 99.64 FEET; THENCE SOUTH 05°19'43" WEST, 85.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF APPALACHIAN ROAD ALSO BEING THE POINT OF TERMINUS.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2645.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET; THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET TO THE POINT OF BEGINNING;

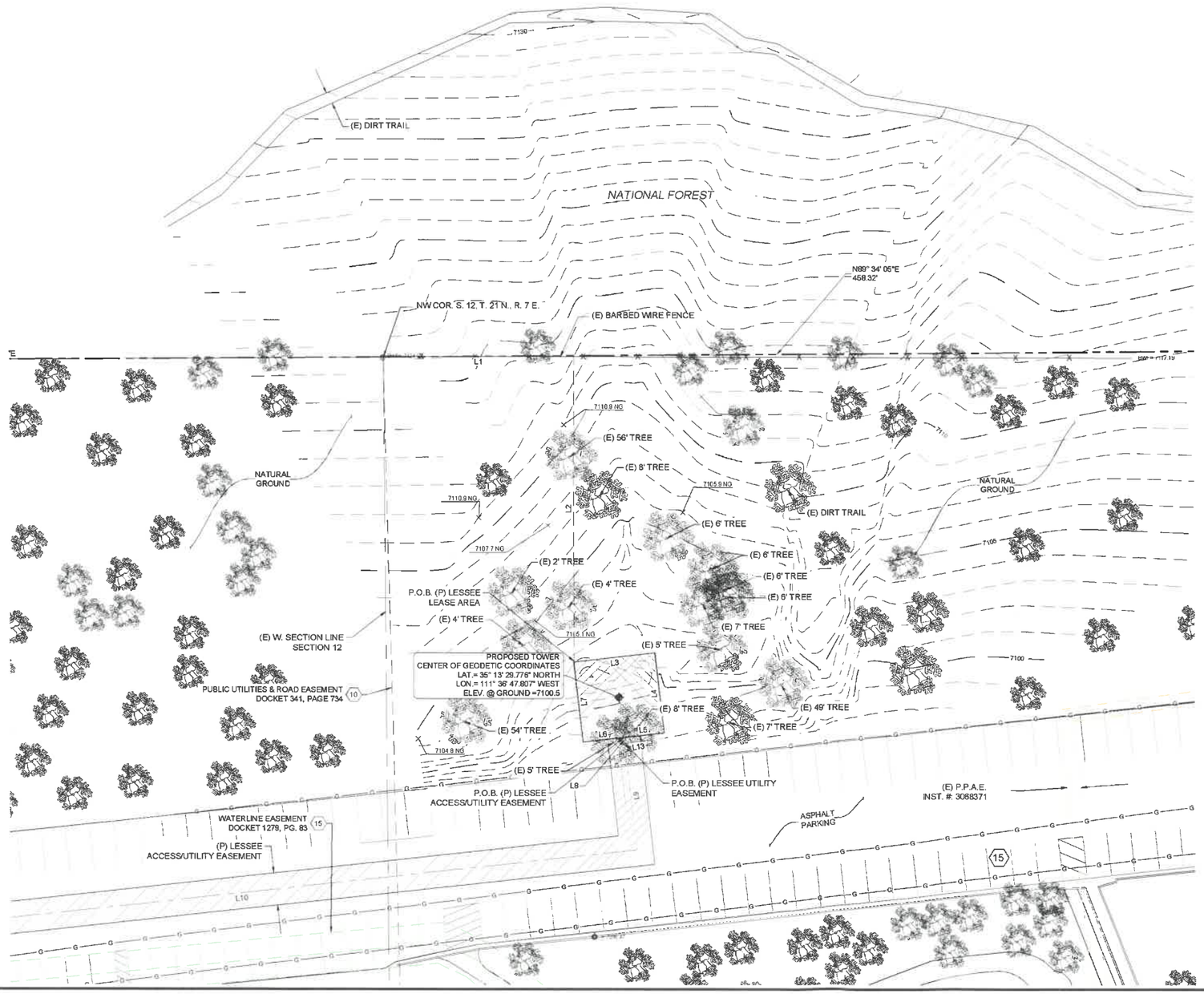
THENCE SOUTH 06°17'34" EAST, 2.00 FEET; THENCE SOUTH 06°17'34" EAST, 40.18 FEET; THENCE SOUTH 83°42'26" WEST, 293.11 FEET; THENCE SOUTH 33°38'39" WEST, 99.64 FEET; THENCE SOUTH 05°19'43" WEST, 85.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF APPALACHIAN ROAD ALSO BEING THE POINT OF TERMINUS.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00°25'55" EAST, 2645.06 FEET; THENCE NORTH 89°34'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.53 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°06'10" WEST, 114.01 FEET; THENCE NORTH 83°27'20" EAST, 30.00 FEET; THENCE SOUTH 06°32'40" EAST, 30.00 FEET; THENCE SOUTH 83°27'20" WEST, 15.00 FEET; THENCE SOUTH 06°17'34" EAST, 2.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 83°27'20" WEST, 9.99 FEET TO THE POINT OF TERMINUS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	70.53	N89° 34' 05"E
L2	114.01	S0° 06' 10"W
L3	30.00	N83° 27' 20"E
L4	30.00	S6° 32' 40"E
L5	15.00	S83° 27' 20"W
L6	15.00	S83° 27' 20"W
L7	30.00	N6° 32' 40"W
L8	2.00	S6° 17' 34"E
L9	40.18	S6° 17' 34"E
L10	293.11	S83° 42' 26"W
L11	99.64	S33° 38' 39"W
L12	85.72	S5° 19' 43"W
L13	9.99	S83° 27' 20"W

LEGEND

- ALUMINUM CAP FLUSH (ACFL)
- BRASS CAP FLUSH (BCFL)
- ELECTRICAL TRANSFORMER
- ELECTRIC CABINET
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- LESSORS PARCEL LINE
- PROPERTY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE (MISC.)
- EASEMENT LINE (UTILITY)
- SECTION LINE
- WIRE OR BARBED WIRE FENCE

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	10/29/18	ADD TITLE
1	03/15/18	FINAL
0	03/02/18	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-415-0180

44007
RYAN L FIDLER
REGISTERED LAND SURVEYOR
STATE OF ARIZONA
U.S.A.

EXPIRES 03/31/21

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008556

SITE NAME:
AZ2 WEITZEL

SITE ADDRESS:
3600 E. APPALACHIAN RD.
FLAGSTAFF, AZ 86004

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.	REVISION:
LS-2	

SCHEDULE B EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
8. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2018. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
9. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON)
10. AN EASEMENT FOR PUBLIC UTILITIES AND ROADWAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 341, PAGE 734. AFFECTS PARENT PARCEL AND ACCESS/UTILITY EASEMENT, DOES NOT AFFECT LEASE AREA)
11. AN EASEMENT FOR INGRESS AND EGRESS, AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 301, PAGE 121, AND DOCKET 409, PAGE 137. (BOOK 2 OF MAPS, PAGE 122 REFERENCED HEREIN IS UNAVAILABLE)
12. AN EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 21 OF OFFICIAL RECORDS, PAGE 121, AND BOOK 87 OF OFFICIAL RECORDS, PAGE 283. (EASEMENT LOCATION UNAVAILABLE)
13. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCKET 355, PAGE 664, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (ILLEGIBLE)
14. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 448, PAGE 411. (AFFECTS PARENT PARCEL, DOES NOT AFFECT ACCESS/UTILITY EASEMENT OR LEASE AREA)
15. AN EASEMENT FOR UNDERGROUND WATERLINE AND WATER STORAGE RESERVOIR AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 1279, PAGE 83. (AFFECTS PARENT PARCEL AND ACCESS/UTILITY EASEMENT, DOES NOT AFFECT LEASE AREA)
16. AN EASEMENT FOR EXISTING UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 543, PAGE 631. (BLANKET IN NATURE)
17. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS CASE 4, PAGE 41. (NO EASEMENTS SHOWN THAT AFFECT PARENT PARCEL)
18. ALL MATTERS AS SET FORTH IN CONDITIONAL USE PERMIT, RECORDED MAY 25, 1999 AS 99-3007706 OF OFFICIAL RECORDS. (NO PLOTTABLE ITEMS)
19. AN EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AS 2000-3068371 OF OFFICIAL RECORDS. (AFFECTS PARENT PARCEL, DOES NOT AFFECT ACCESS/UTILITY EASEMENT OR LEASE AREA)
20. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2000-3068459 OF OFFICIAL RECORDS. (AFFECTS PARENT PARCEL, DOES NOT AFFECT ACCESS/UTILITY EASEMENT OR LEASE AREA)
21. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT" RECORDED FEBRUARY 06, 2017 AS 2017-3776443 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION UNDER PARCEL NO. 1, THE 1ST EXCEPTING PORTION SHOULD BE IN PARCEL NO. 2 OF SAID DOCUMENT. (BLANKET IN NATURE)
22. AN UNRECORDED LEASE DATED JANUARY 30, 2017, EXECUTED BY TRINITY HEIGHTS UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION AS LESSOR AND VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE. AS DISCLOSED BY A(N) MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT RECORDED FEBRUARY 06, 2017 AS 2017-3776443 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION UNDER PARCEL NO. 1, THE 1ST EXCEPTING PORTION SHOULD BE IN PARCEL NO. 2 OF SAID DOCUMENT. (BLANKET IN NATURE)
23. A MORTGAGE TO SECURE AN INDEBTEDNESS OF $15,000.00, RECORDED JULY 18, 2012 AS 2012-3633029 OF OFFICIAL RECORDS.
DATED: JULY 10, 2012
MORTGAGOR: TRINITY HEIGHTS UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION
MORTGAGEE: DESERT SOUTHWEST ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, AN ARIZONA NON-PROFIT CORPORATION (BLANKET IN NATURE)

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1428 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	10/29/18	ADD TITLE
1	03/15/18	FINAL
0	03/02/18	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-415-9199

EXPIRES 03/31/21

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

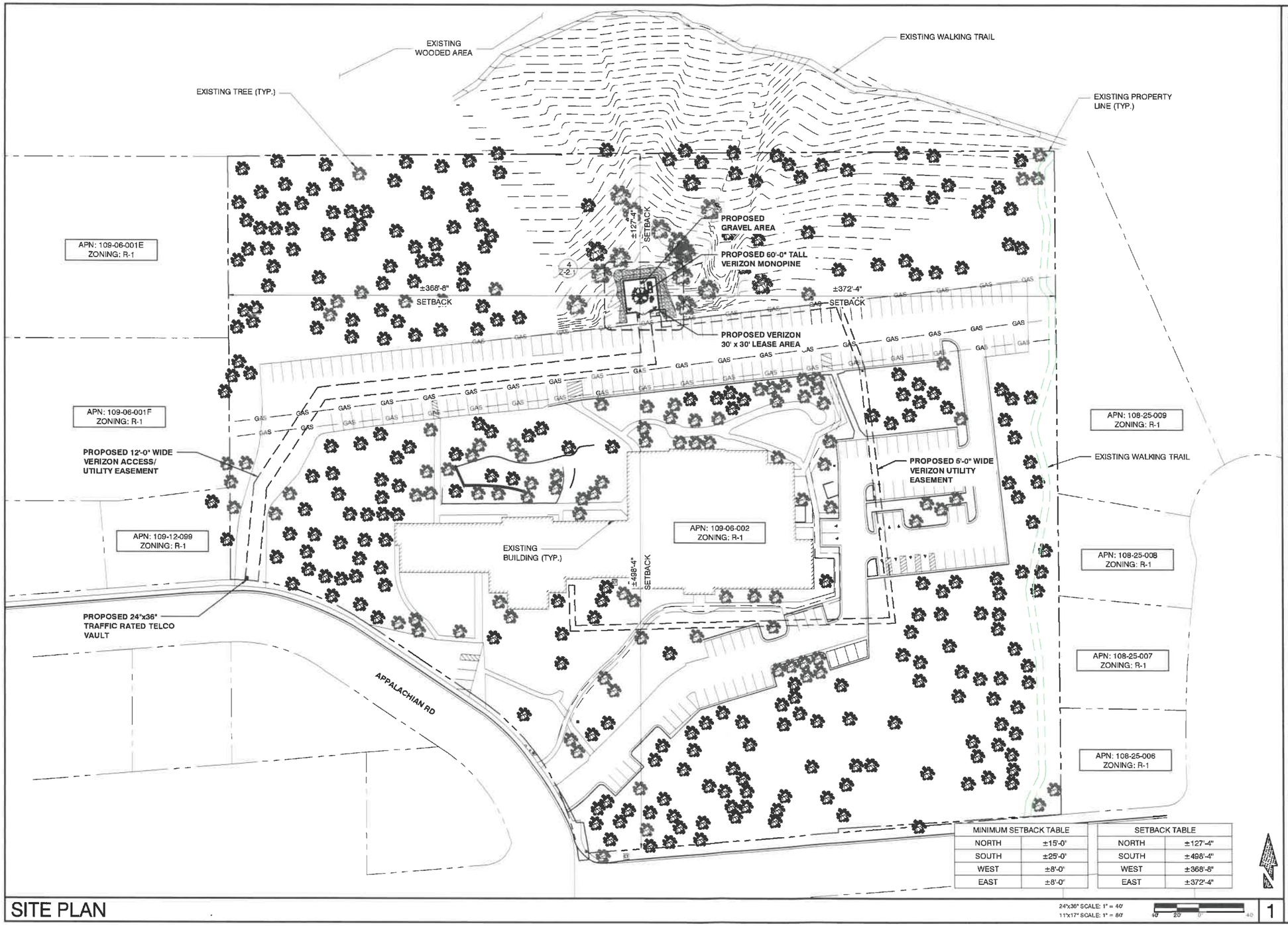
PROJECT No.
10008556

SITE NAME:
AZ2 WEITZEL

SITE ADDRESS:
3600 E. APPALACHIAN RD.
FLAGSTAFF, AZ 86004

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.	REVISION:
LS-2	



MINIMUM SETBACK TABLE	
NORTH	±15'-0"
SOUTH	±25'-0"
WEST	±8'-0"
EAST	±8'-0"

SETBACK TABLE	
NORTH	±127'-4"
SOUTH	±498'-4"
WEST	±368'-8"
EAST	±372'-4"

24"x36" SCALE: 1" = 40'
11"x17" SCALE: 1" = 80'

40' 20' 0' 40

SITE PLAN

1

PREPARED FOR

verizon

128 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction · Project Management · Site Development

1425 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER

ISE Incorporated
Structural Engineers

P.O. BOX 50259
Phoenix, Arizona 85076
PHONE: 602-405-9414
www.ise-az.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/26/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL

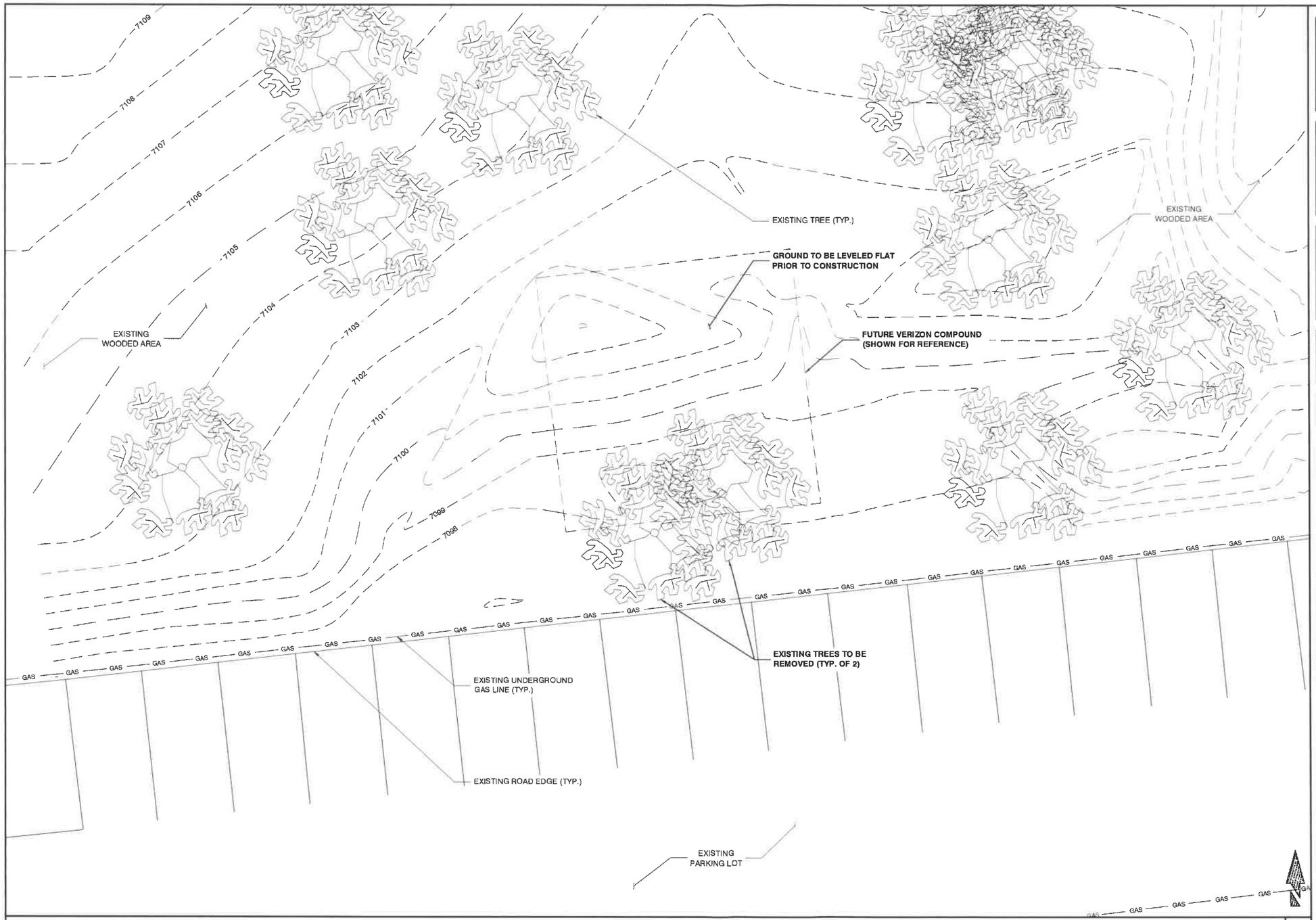
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1



EXISTING ENLARGED SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

PREPARED FOR

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction · Project Management · Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER

ISE Incorporated
Structural Engineers

P.O. BOX 50339
Phoenix, Arizona, 85076
FEIN: 86-42-0614
www.ise-inc.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	60% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/26/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL
FOR ZONING
ONLY

AZ2 WEITZEL

3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE
EXISTING ENLARGED SITE PLAN

SHEET NUMBER
Z-2

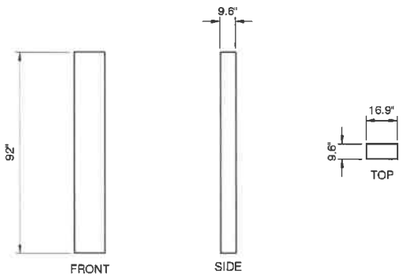
NEW COAXIAL CABLE TABLE

SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	80°	±85'	2	1 1/4"Ø	HYBRIFLEX CABLE
BETA	150°				
GAMMA	275°				

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

CABLING DETAIL 1

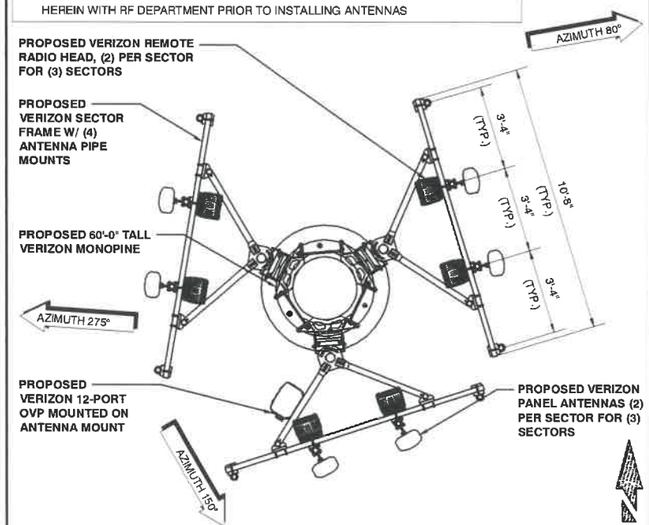


NEW ANTENNA SPECIFICATIONS

DESCRIPTION	HEIGHT	WIDTH	DEPTH	ANTENNA ONLY WEIGHT	ANTENNA W/MOUNTING BRACKET KIT WEIGHT
PANEL ANTENNA	92"	16.9"	9.6"	102.6 LBS.	±120 LBS.

ANTENNA DETAIL 2

*NOTE:
- ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS

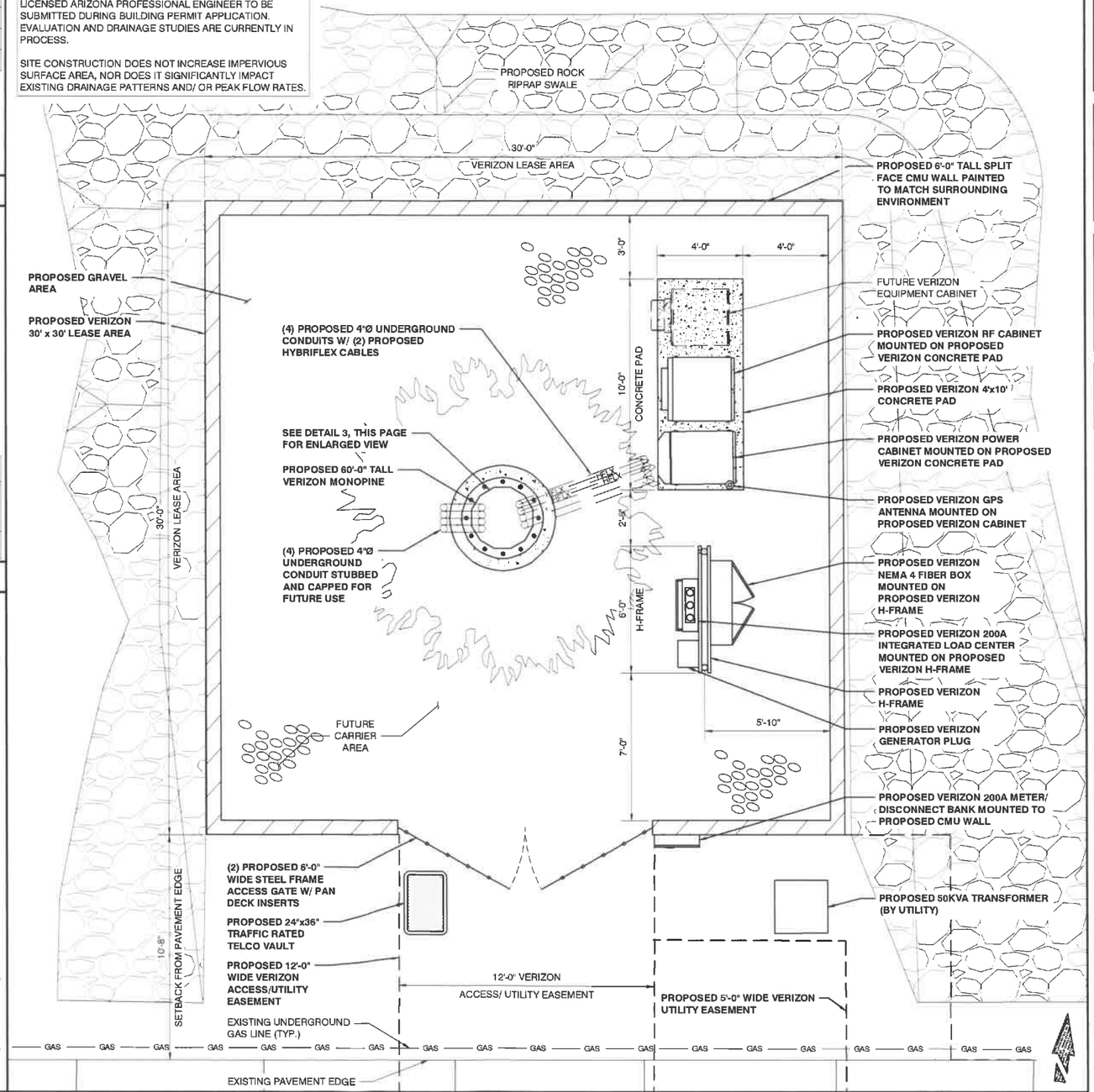


ANTENNA PLAN 3

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

NOTE:
FINAL GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED ARIZONA PROFESSIONAL ENGINEER TO BE SUBMITTED DURING BUILDING PERMIT APPLICATION. EVALUATION AND DRAINAGE STUDIES ARE CURRENTLY IN PROCESS.

SITE CONSTRUCTION DOES NOT INCREASE IMPERVIOUS SURFACE AREA, NOR DOES IT SIGNIFICANTLY IMPACT EXISTING DRAINAGE PATTERNS AND/ OR PEAK FLOW RATES.



ENLARGED SITE PLAN 4

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

PREPARED FOR
verizon
128 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION
PINNACLE CONSULTING, INC.
Construction · Project Management · Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER
ISE Incorporated
Structural Engineers
P.O. BOX 50339
Phoenix, Arizona 85076
PHONE: 602-437-8014
www.ise-inc.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

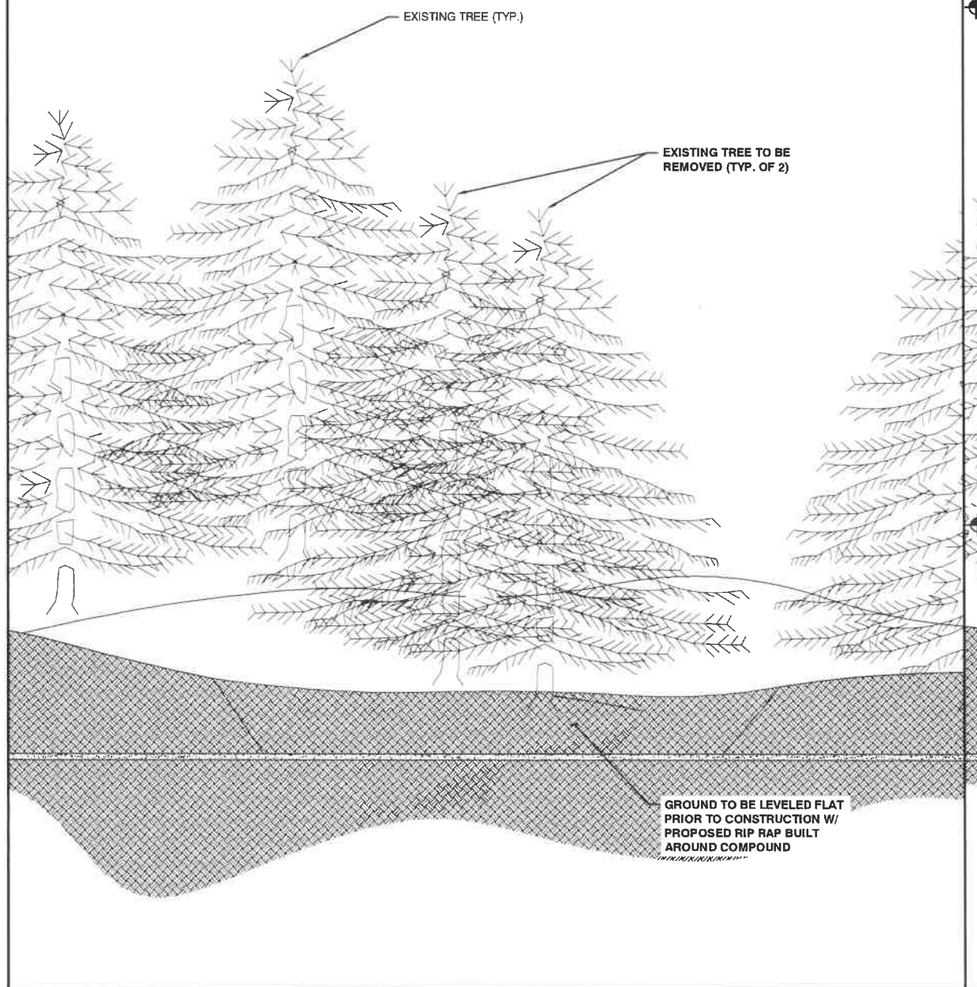
REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/26/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE
ENLARGED SITE PLAN AND ANTENNA PLAN

SHEET NUMBER
Z-2.1



EXISTING SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

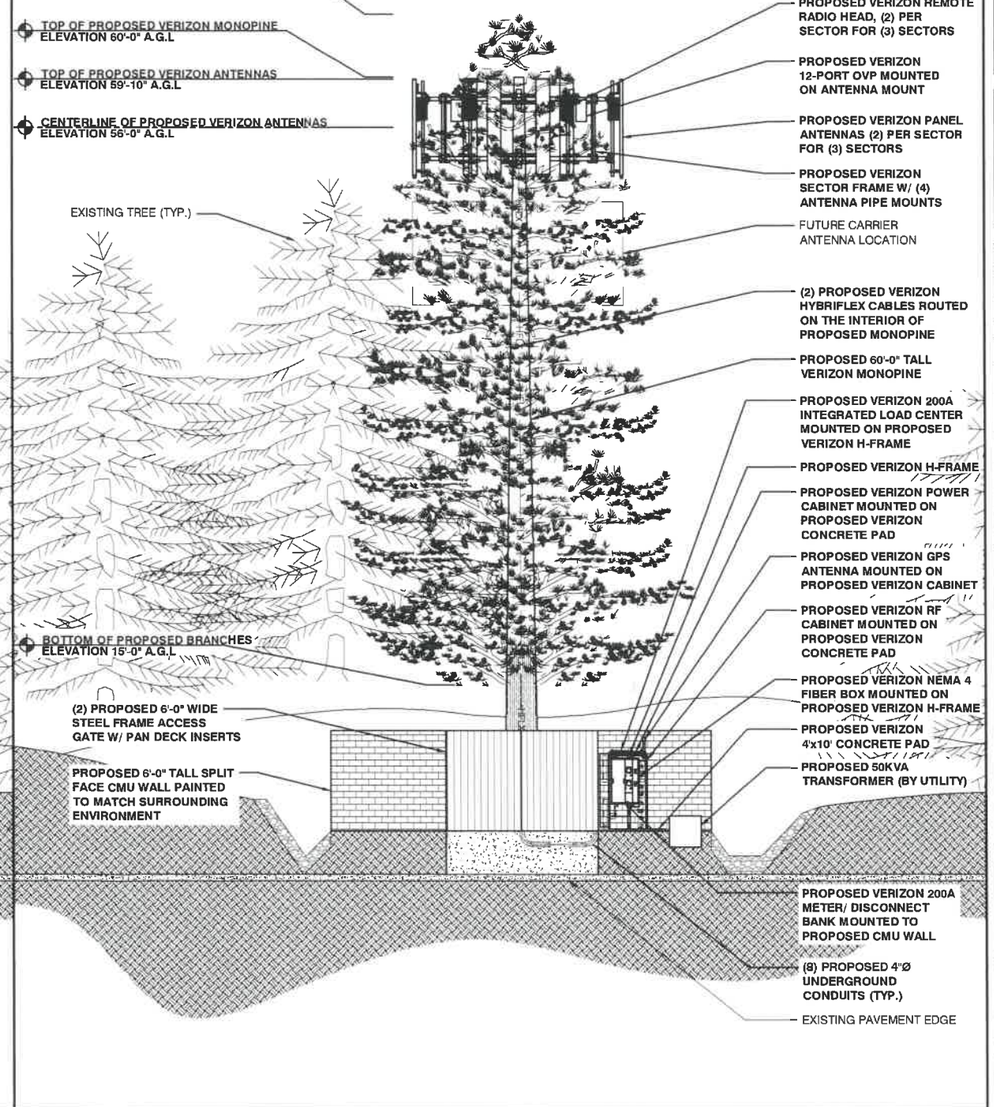
1

NOTE:

PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

*MONOPINE NOTE:

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
- TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT



NEW SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR

verizon

128 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER

ISE Incorporated
Structural Engineers

P.O. BOX 50339
Phoenix, Arizona 85076
(602) 82-ISE-914
www.ise-inc.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	08/28/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL

FOR ZONING

ONLY

AZ2 WEITZEL

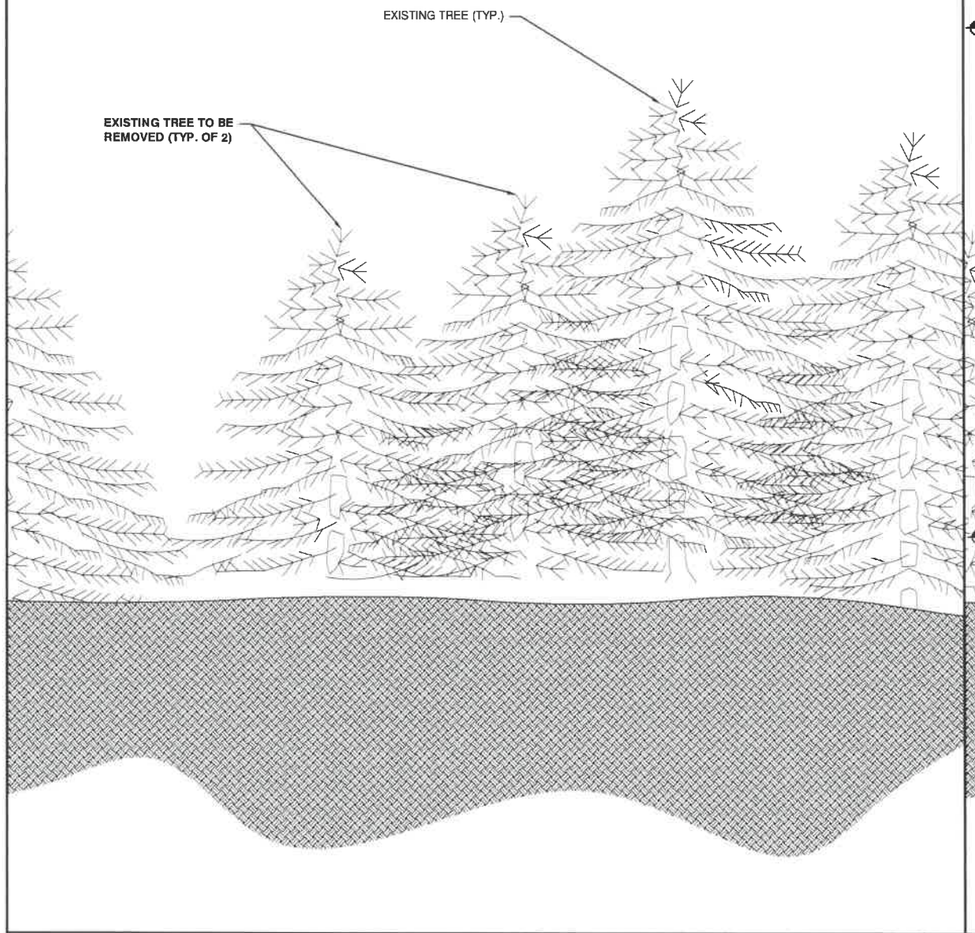
3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-3



EXISTING NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

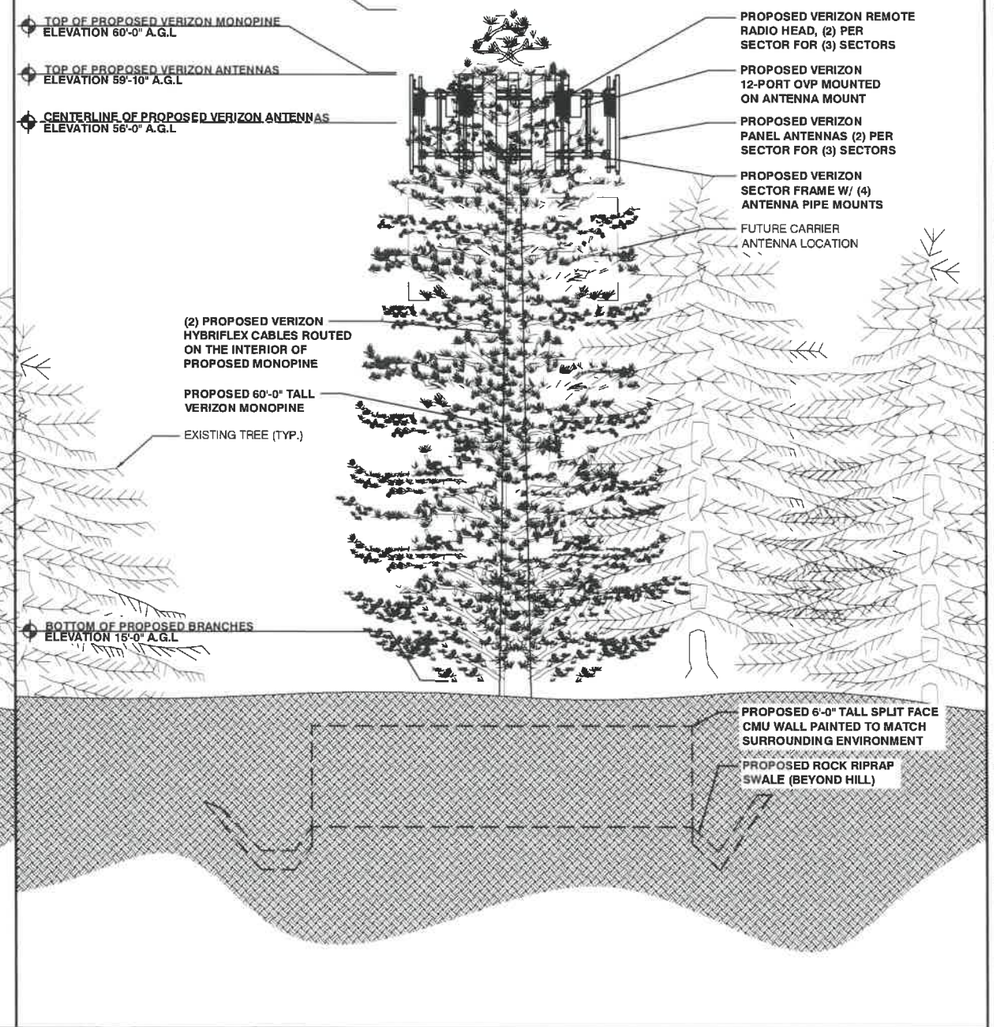
1

NOTE:

PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

*MONOPINE NOTE:

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
- TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT



NEW NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR

verizon

128 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4380
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction · Project Management · Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER

ISE Incorporated
Structural Engineers

P.O. BOX 50339
Phoenix, Arizona 85076
PHONE: 602-430-6414
www.ise-inc.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	08/28/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL

3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

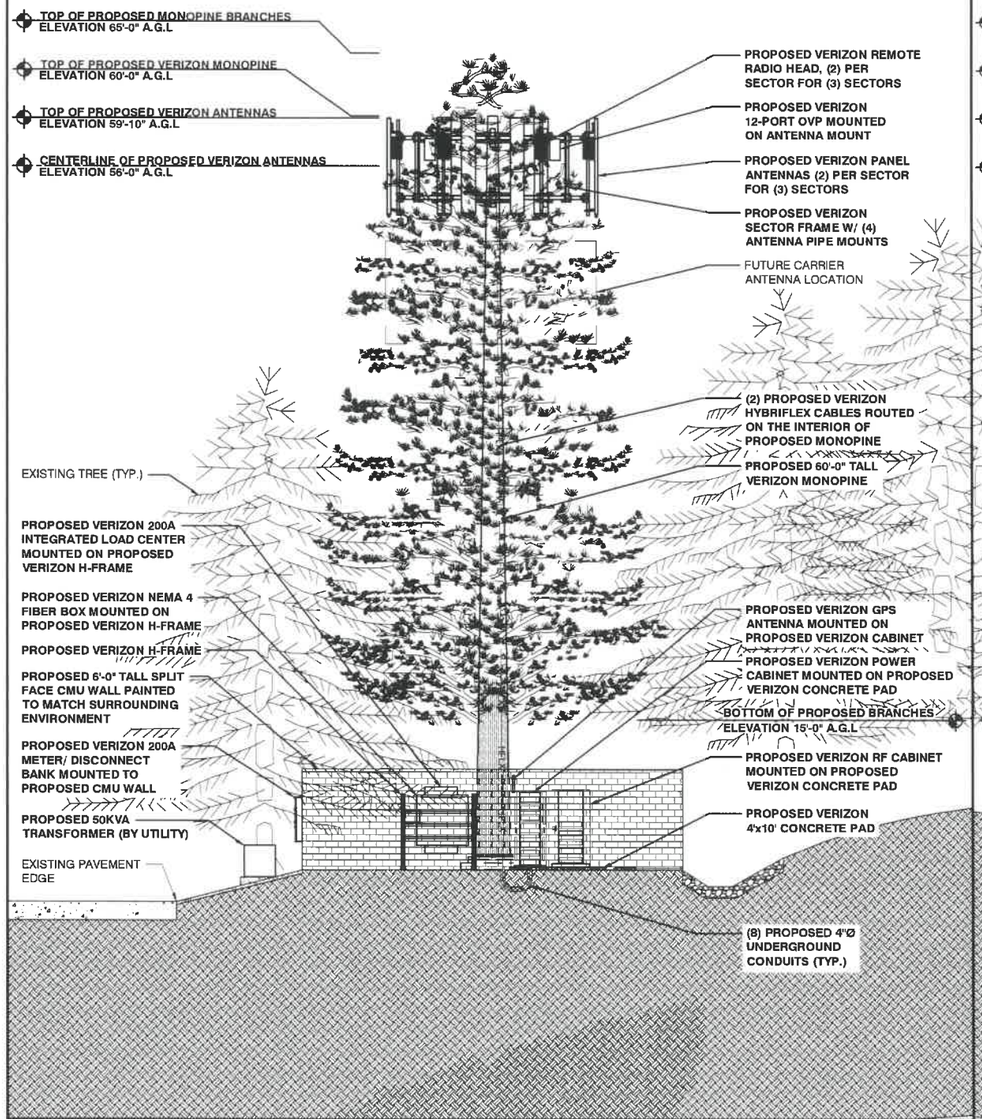
Z-4

NOTE:

PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

*MONOPINE NOTE:

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
- TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT



NEW EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

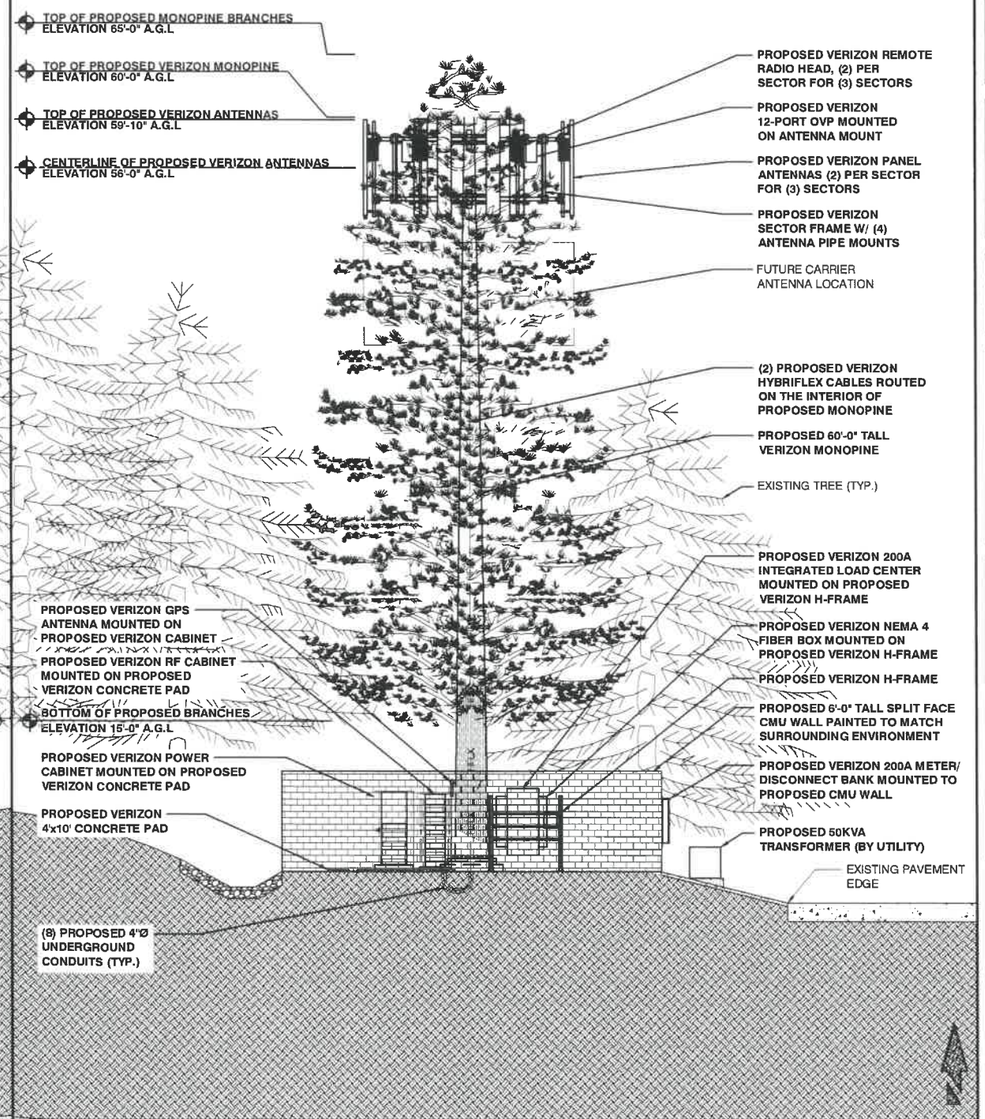
1

NOTE:

PROPOSED EVERGREEN TREES NOT SHOWN FOR CLARITY

*MONOPINE NOTE:

- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE (TO BE PROVIDED BY CONTRACTOR)
- TOWER TO BE DESIGNED WITH MINIMUM 4.0 BRANCH DENSITY PER FOOT



NEW WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE (480) 777-4360
FAX (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER

ISE Incorporated
Structural Engineers

P.O. BOX 50029
Phoenix, Arizona 85076
FAX: 602-432-8414
www.ise-inc.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/26/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL

3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE

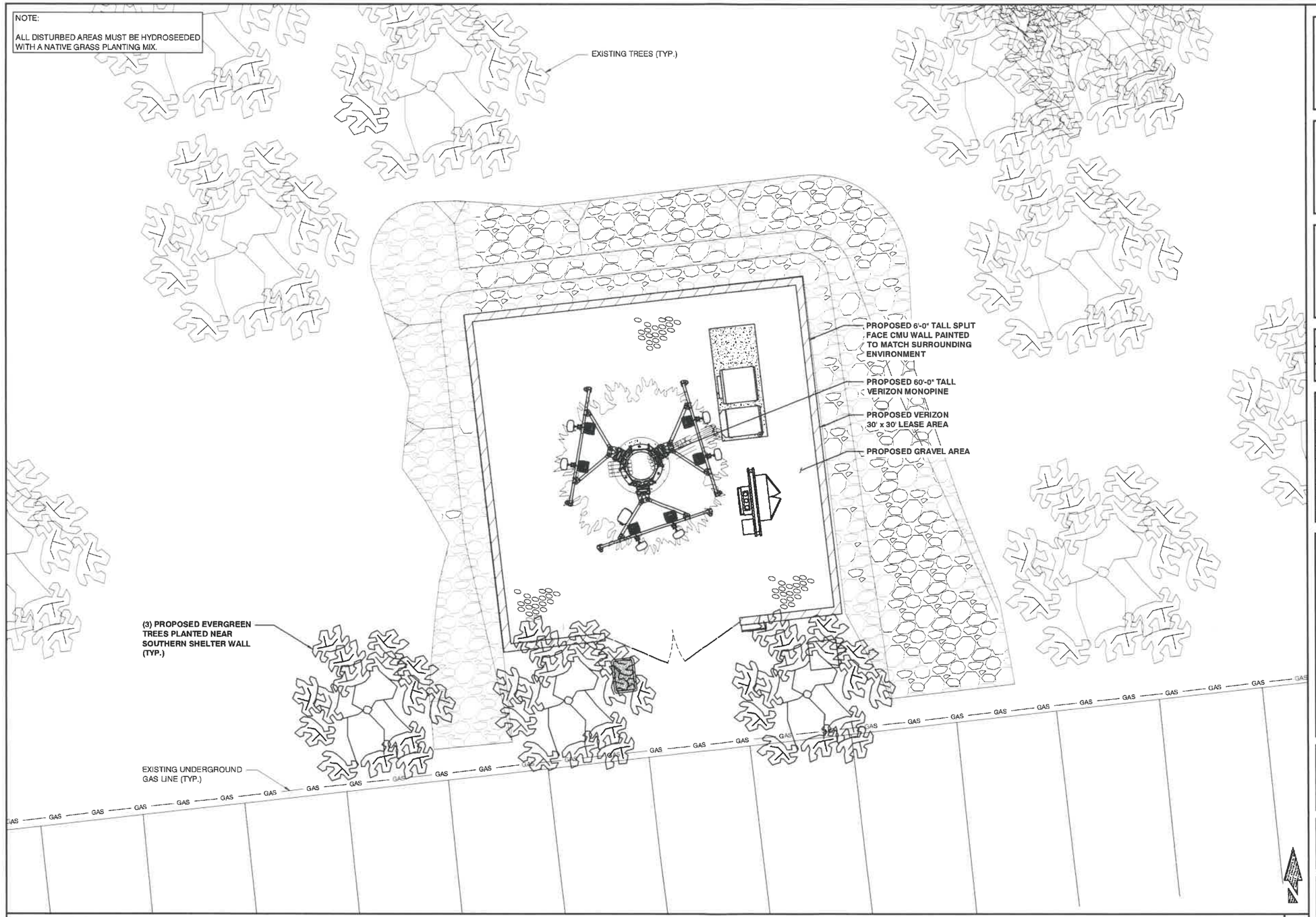
ELEVATIONS

SHEET NUMBER

Z-5

NOTE:

ALL DISTURBED AREAS MUST BE HYDROSEEDED WITH A NATIVE GRASS PLANTING MIX.



LANDSCAPE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

1

PREPARED FOR

verizon

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction · Project Management · Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

ENGINEER

ISE Incorporated
Structural Engineers

P.O. BOX 56089
Phoenix, Arizona, 85079
PHONE: 602-435-8414
www.ise-inc.biz

PROJECT NO:	AZ2 WEITZEL
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	03/15/18	90% ZONING	M.G.
0	05/29/18	FINAL ZONING	CGS
1	06/29/18	CITY COMMENTS	CGS
2	11/01/18	ISSUED FOR REVIEW	CDA
3	11/28/18	FINAL ZONING	CDA

FINAL FOR ZONING ONLY

AZ2 WEITZEL

3600 N. FOURTH ST.
FLAGSTAFF, AZ 86004
COCONINO COUNTY

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-1

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Flagstaff Planning and Zoning Commission will hold a Public Hearing on January 9, 2019, at 4:00 p.m. to consider the following:

1. **A Conditional Use Permit for Mobilite Investments for T-Mobile to allow placement of a new 75-foot tall mono-pine cellular tower with 6-antennas at the 71-foot level, to facilitate wireless communications, located on a 2.5-acre parcel at 2711 West Lakin Drive, within the HC, Highway Commercial zoning district.**

2. **A Conditional Use Permit for Verizon Wireless to allow placement of a new 60-foot tall mono-pine cellular tower with 6-antennas at the 55-foot level, to facilitate wireless communications, located on a 9.31-acre parcel at 3600 North Fourth Street, within the R1, single-Family-Residential zoning district.**

Interested persons may file comments in writing regarding the proposed permit or be heard at the hearing date herein **set forth. Maps and information are available at the City Planning & Development Services Section, 211 West Aspen Avenue, Flagstaff, Arizona.**

The Planning and Zoning Commission meeting will be held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.

Dan Folke
Secretary, Planning and Zoning Commission

For Information Contact:
Neil Gullickson, Planning Development Manager, 928-213-2614
ngullickson@flagstaffaz.gov

Publish 12/23/2018

PZ-18-00111-02

Antenna support structure

Conditional Use Permit

Neil Gullickson

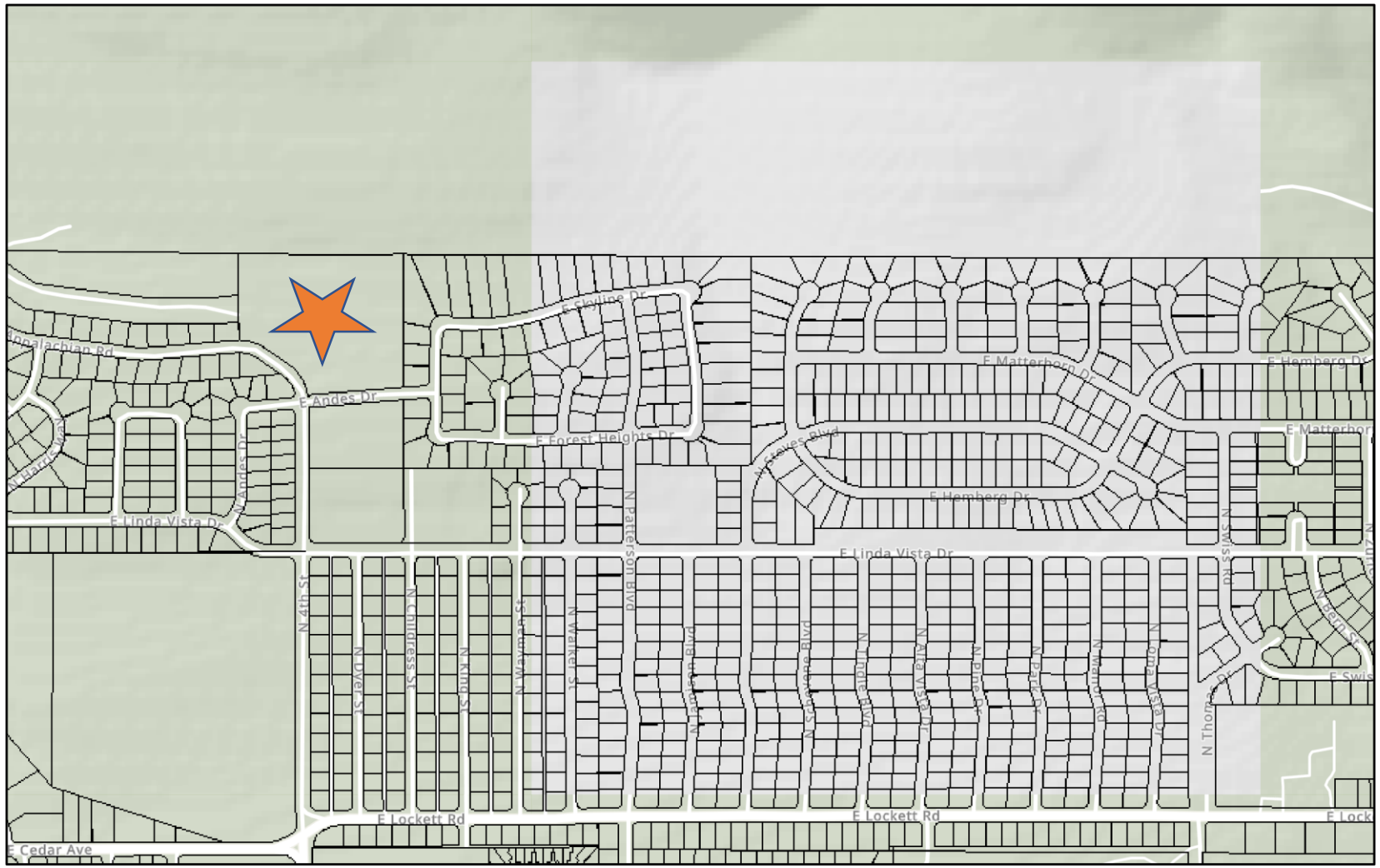
Planning Development Manager

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

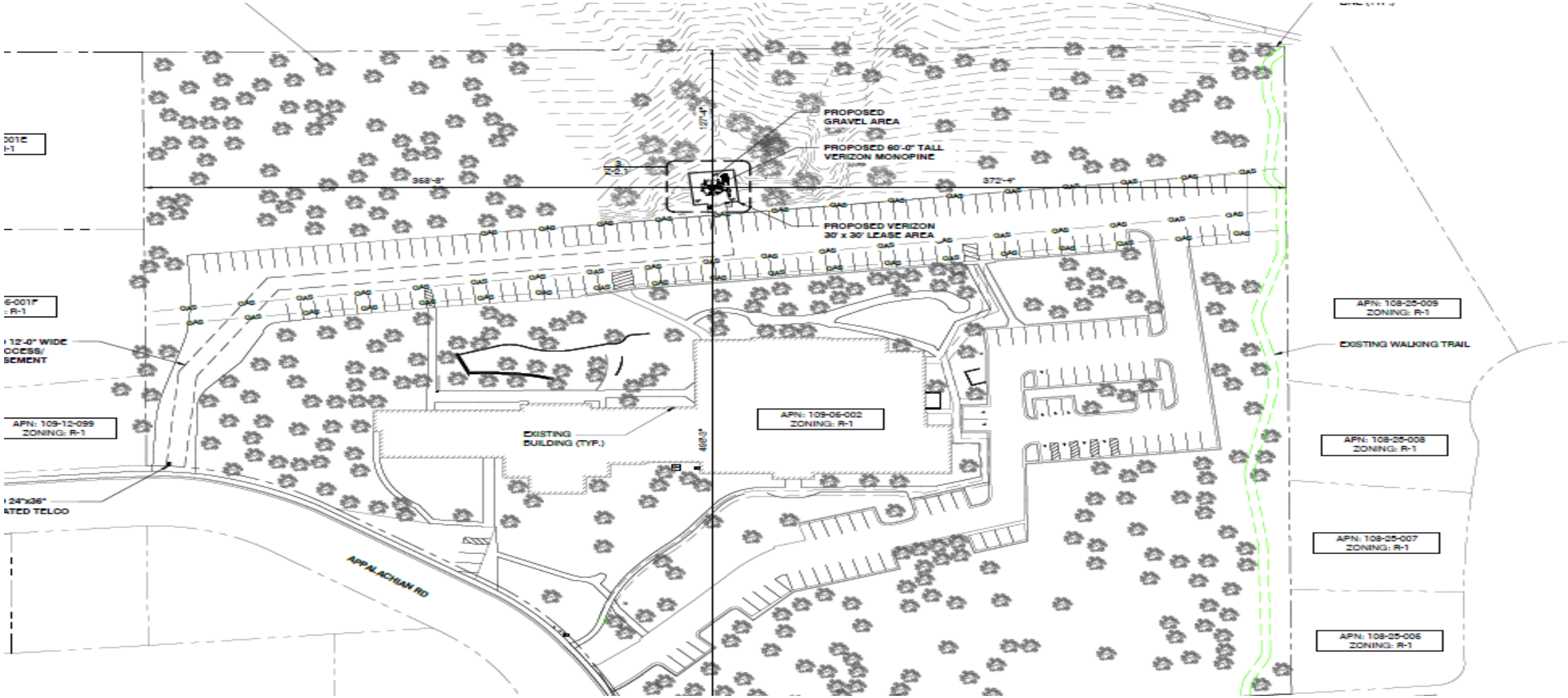
Verizon Antenna Support Structure-CUP

- 3600 N. 4th Street
- APN: 109-06-002
- 9.31 acres
- Single-family Residential (R1) zone



Verizon Antenna Support Structure-CUP

Proposed Site Plan

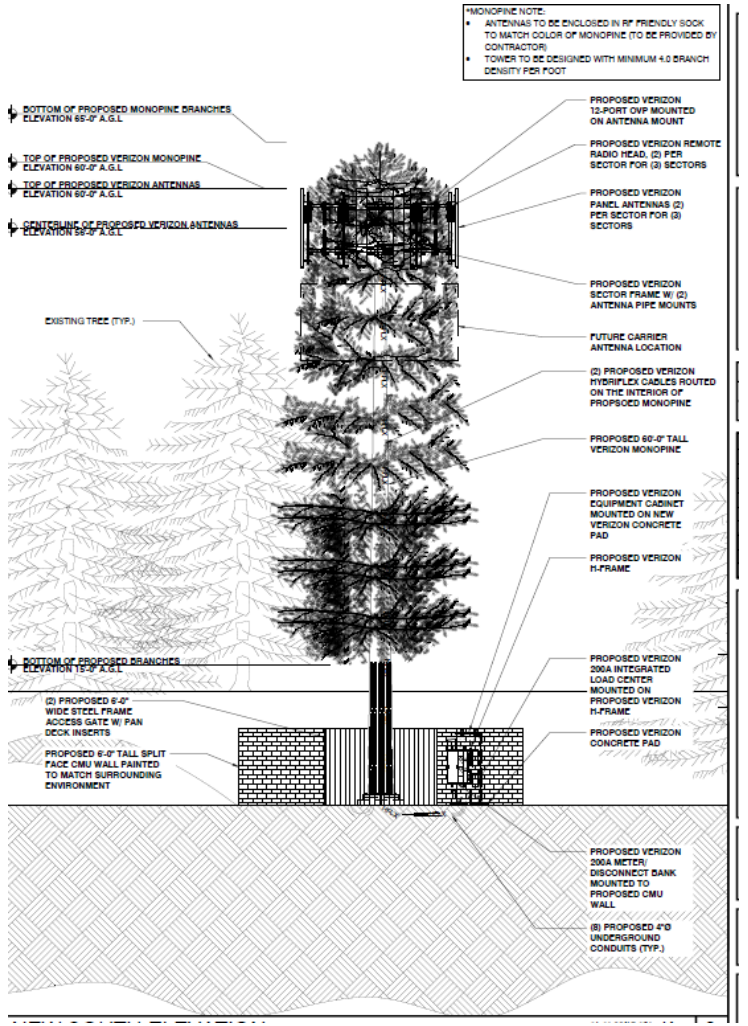


Verizon Antenna Support Structure-CUP

Proposed structure.

- 60-feet tall
- 900 sq. ft. enclosure
- 6-foot tall screen wall
- 6-antennas
- Camouflage to exceed code requirement

- Telecommunications Facilities: 10-40.60.320
- Disfavored site
- Sonic site is not capable of providing service



Verizon Antenna Support Structure-CUP

Findings

1. The conditional use is consistent with the objectives of the Zoning Code and the purpose of the specific zone.

- Antenna-supporting Structures are allowed uses in the R1 zoning district with the approval of a CUP.
- Provides service to residential uses in the area.
- Minimized visual impacts.

Verizon Antenna Support Structure-CUP

Findings

2. The conditional use will not be detrimental to public health, safety, or welfare.

- Must be operated in compliance with this permit
- No anticipated noise, smoke, odor, dust, vibration, or illumination
- No known hazard of explosion, contamination, fire, or flood
- No unusual volume or character of traffic

Verizon Antenna Support Structure-CUP

Findings

3. Characteristics are reasonably compatible with uses permitted in surrounding area per the following:

- Access, Traffic, and Circulation
- Adequacy of Site
- Noise, Light, Visual, and other Pollutants
- Style and Siting of Structure and Relationship to Surrounding Neighborhood
- Landscaping and Screening
- Impact on Public Utilities
- Signage and Outdoor Lighting
- Dedication and Development of Streets
- Impacts on Resources

Access, Traffic, and Circulation

- Access to the site is provided via North 4th Street to the Church's parking lot
- Unstaffed site; maintenance traffic

Verizon Antenna Support Structure-CUP

Adequacy of Site

- No proposed changes to existing site
- Site is +900 sq. ft, .2% of entire site (9.31 ac.)

Noise, Light, Visual, and other Pollutants

- Proposed support structure is not anticipated to generate significant noise, light (maintenance only) or other pollutants.
- Code identifies minimum camouflage requirements in effort to ensure minimal visual impacts. Proposal exceeds requirement.

Verizon Antenna Support Structure-CUP

Style and Siting of Structure and Relationship to Surrounding Neighborhood

- Proposal sited to minimize visual impacts to the neighborhood; separation and screening

Landscaping and Screening

- Landscaping provide along south side of enclosure, additional LS waived.
- 6-foot tall Block walls provide screening

Impact on Public Utilities

- No utility (sewer, water) or trash service requested
- Minimal new impervious surfaces proposed

Signage and Outdoor Lighting

- Any new signage will require a Sign Permit and must comply with current code
- Any new outdoor lighting will require an Outdoor Lighting Permit and must comply with current code

Verizon Antenna Support Structure-CUP

Dedication and Development of Streets

- No further right-of-way dedications are anticipated

Impacts on Resources

- No impacts to historical, prehistoric, or natural resources are anticipated at this site; based on the scope of work, a Cultural Resource Study was not required.

Verizon Antenna Support Structure-CUP

Public Contacts

- Public notices mailed to property owners within 300 feet of subject parcel property lines
- Ad published in Arizona Daily Sun on Saturday December 22, 2018
- Property was posted.
- Staff received written and several phone calls from residents seeking additional information.

Verizon Antenna Support Structure-CUP

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:

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

Minutes-Approved

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, January 9, 2019

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-The meeting was called to order at 4:00 p.m.

COMMISSION MEMBERS:	Margo Wheeler, Chairman Edward Talkington Kyle Anticevich David Zimmerman	Dr. Alex Martinez
Absent Excused:	Marie Jones	
CITY STAFF:	Tiffany Antol, Staff Liaison Neil Gullickson, Planning Development Manager 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 November 28, 2018.

Motion to approve the minutes from the regular meeting of November 28, 2018 as submitted.

Moved by Commissioner Zimmerman **Seconded by** Commissioner Martinez Motion carried unanimously.

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

A 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.

Mr. Gullickson gave a PowerPoint presentation on the proposed conditional use permit and answered questions from Commissioners.

Michelle Lamroux, applicant consultant, answered questions from Commissioners
Steve Kennedy, Engineer for applicant, answered questions

Public Comment:
The individuals below spoke against the proposed conditional use permit for the following reasons: disfavored site, location, visual pollutant, gas pipeline easement, not meeting objectives, look of the tower, view sheds, property values, adverse effects to environmental study area, radiation health risks, fire risk, harm to wildlife

Juliana Suby, resident
Joseph Simonsen, representing Kinder Morgan gas pipeline
Brooks Hart, resident, speaking on behalf of a group
Bob Orrill, resident
Michael Macauley, resident
Mar-Elise Hill, resident
John Paul Roccaforte, resident
Ted Martinez, resident
David Bagnato, resident
Anne Anders, resident
Jan Sliva, resident
Alan Bonner, resident
Thomas Sliva, resident
Mike Stoddard, resident
Chris Mann, resident
Gloria Auler, resident
Mike Yeatts, resident
Chris Budwig, resident
Chris Eaves, resident
Emry Eaves, resident
Lang Suby, resident
Robert S Vane, resident

Nina Swidler, resident
Donna Fasberg, resident

The individuals below spoke in favor of the proposed conditional use permit:

Tim Hansen, resident, no negative impact to animals, site impact isn't significant, and doesn't impact property value
Keith McClanahan, representing Trinity Heights, discussed the process the church followed to obtain the lease with Verizon for the proposed cell tower

Written Comment Card were submitted by the following individuals:
Diane Rechel, resident, stating prop 207, devaluing home and health.
Lisa Machina, resident, disfavored site

Motion to continue the public hearing to the regular meeting of February 13, 2019 **Motioned by** Commissioner Martinez **Seconded by** Commissioner Anticevich Motion carried unanimously.

B. T MOBILE

Address:	2711 East Lakin Drive
Assessor's Parcel Number:	107-15-007A
Property Owner:	Hunt's True Value Lumber Co. Inc.
Applicant:	Mobilite Investments
Application Number:	**PZ-17-00018-02**
City Staff:	Neil Gullickson
Action Sought:	Conditional Use Permit

A Conditional Use Permit request from Mobilite Investments for T-Mobile to allow placement of a new 75-foot tall Antenna-supporting structure (mono-pine cellular tower) located at 2711 E. Lakin Drive in the Highway Commercial (HC) Zone.

Mr. Gullickson gave a PowerPoint presentation on the proposed conditional use permit and answered questions from Commissioners.

Tom Johnson, applicant representative, answered questions from Commissioners

Motion to approve conditional use permit **PZ-17-00018-02** with Staff conditions as submitted, in accordance with the findings presented and with the additional requirement that if additional branches are needed above the 2.3 requirement to buffer Staff can require additional branches **Motioned by** Commissioner Anticevich **Seconded by** Commissioner Martinez Motion carried unanimously.

C. MCGRATH REAL ESTATE PARTNERS

Address:	825 and 829 East Butler Avenue
Assessor's Parcel Number:	104-13-002B, 104-03-005B
Property Owner:	Wendt Business Park LLC

Applicant:	McGrath Real Estate Partners
Application Number:	**PZ-17-00089-03**
City Staff:	Elaine Averitt
Action Sought:	Zoning Map Amendment

A proposed Direct to Ordinance Zoning Map Amendment to rezone property from Light Industrial (LI) and Heavy Industrial (HI) to Highway Commercial (HC) and High Density Residential (HR).

Ms. Averitt gave a PowerPoint presentation on the proposed zoning map amendment and answered questions from Commissioners.

Mark Linley, applicant, gave a PowerPoint presentation on the proposed zoning map amendment and answered questions from Commissioners

Barrett Kirk, McGrath Real Estate Partners, corrected the record on affordability mix of the project

Public Comment

Susan Weitzman, resident, spoke in favor of the proposed project believes it to be a great addition to neighborhood

Justin Clifton, resident, approves of the project as a whole but expressed concern about traffic and access to his property on Butler

Discussion was held on the project.

Guillermo Cortes, Engineer for the applicant, answered questions from Commissioners

Motion to recommend to City Council for approval zoning map amendment **PZ-17-00089-03** with Staff conditions as submitted and in accordance with the findings **Motioned by** Commissioner Anticevich **Seconded by** Commissioner Talkington Motion carried unanimously.

II. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

ADJOURNMENT

Adjourned at 7:48 p.m.

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 6:34 AM
To: Neil Gullickson
Subject: FW: Upper Fourth St. Proposed 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: Noah Suby <subyconstruction@gmail.com>
Sent: Tuesday, January 8, 2019 8:29 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Upper Fourth St. Proposed Cell Tower

Dear Flagstaff Planing and Zoning Commission,

I am writing with my concern about a proposal for a cell tower on the edge of National Forest land in a city I adore and adjacent to the Trinity Heights United Methodist Church.

My sister, her husband, and two young daughters are the closest neighbors to the church and are only one,of many, households that would be affected by the construction, continued maintenance, and long term use of this structure.

Upon our regular visits to Upper 4th, we take our nieces, as well as our own children into the forest to explore, bike ride, and build forts on the land only yards from the proposed sight. Each day we witness dozens of recreational users running, biking, bird-watching, and generally enjoying the public trail that runs right by the proposed cell tower site. Imagine the massive concrete footer and metal structure that would be part of the natural surroundings that these people use. Cell tower disguises might work in long distance observations, but not in close proximity.

I'm sure you are well aware of the environmental impacts as well. From wildlife corridors to sound pollution, studies have shown that cell towers adversely affect natural surroundings. Flagstaff has a reputation of making green decisions that take a long-term vision of the environment. I hope the city continues this tradition.

Finally, we are disappointed with the complete disregard that Trinity Heights has for the neighboring forest, its borders, and the residential community in which it resides. To keep a good relationship with its neighbors and to secure future congregations and enrollment to its pre-school (which my own niece attended), Trinity Heights needs to work with community to make an informed decision about this proposal and the possibility of a cell tower on its property.

Thank you for your commitment to the well being of the City of Flagstaff.

Noah Suby(former P and Z commissioner) and Family
Bisbee, Arizona

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 6:35 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: ted sawulski <ted3039@yahoo.com>
Sent: Tuesday, January 8, 2019 8:17 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Cell phone tower

I would like to voice my concerns in regards to the proposal to erect a cell phone tower at Trinity heights church on Appalachian. A cell phone tower does not belong in a residential neighborhood. There are potential health dangers and property values to be taken into consideration. Perhaps the church can use the land in a different manner to bring in money. Please do not recommend cell phone tower zoning in a residential neighborhood. Thank you.

Ted Sawulski
2133 East Skyline Drive
Flagstaff, AZ 86004
928-255-2506

Sent from Yahoo Mail on Android

Neil Gullickson

From: Cindy Payne <cindy.payne2462@gmail.com>
Sent: Tuesday, January 8, 2019 3:26 PM
To: Neil Gullickson
Subject: Verizon cell site at Trinity Heights

Mr. Neil Gullickson:

My name is Cindy Payne and I reside in east Flagstaff at 3920 N. Arosa Way. I am writing as a resident of east Flagstaff and a member of Trinity Heights United Methodist Church in support of the Verizon cell site proposed on the north edge of our north (back) parking lot. Because I am unable to attend the zoning hearing tomorrow afternoon, I wanted to let you know of my support through this email message.

--
Cindy Payne
cindy.payne2462@gmail.com
928.266.2462

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 6:33 AM
To: Neil Gullickson
Subject: FW: Concerning Cell Tower Proposal by 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: Helen Suby <highroadhouse@cableone.net>
Sent: Tuesday, January 8, 2019 9:26 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Concerning Cell Tower Proposal by Trinity Heights

Dear Member of Flagstaff Planning and Zoning Commission,

I am writing to oppose the building of a 65 foot cell tower to be built in the Shadow Mountain residentially zoned area at Trinity Heights Methodist Church at the base of Mr Elden. I am sure you will hear a lot of the debate at the meeting.

I frequently visit my daughter and her family who are neighbors of the church in question. We have enjoyed this neighborhood and the forest behind Appalachian Road and the beauty and nature it offers. We love that we can be away from development in such a short distance. That is the beauty Flagstaff has to offer... access to pristine nature within walking distance to the neighborhoods. I would like to ask the committee if a non-profit church should be given permission to pursue a commercial economic gain at the expense of its serene residential areas. Would you give permission to a church in a residential area to open a gas station? This cell tower is a commercial enterprise for the church's and Verizon's profit and gain. Though the applicant has expressed a need for more cell phone capacity, all the commercial space away from residential neighborhoods must have something better to offer.

I also would like to ask the members of the committee if they have talked to the gas company, Kinder Morgan. which will be located at the base of the tower. Has the gas company approved the construction of the cell tower so close to their pipes?

Another agency that needs to be consulted is the Forest Service who cannot be reached because of the government shutdown. Since this heavily wooded area is often closed because of fire danger, I suggest a study be conducted to explore the dangers of having a cell tower so close to a high fire wooded area near wildlife, residents and church parisheners.

There seems to be a lack of concern for the immediate neighborhood and a lack of due diligence by the applicant. Please consider your responsibility to the city residents that represent and uphold the standards set by City Code.

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 11:57 AM
To: Neil Gullickson
Subject: FW: For 01/09 Planning & Zoning Meeting: Proposed Cell Tower at Trinity Heights 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: Cynthia Johnson <cynthiaj96@gmail.com>
Sent: Wednesday, January 09, 2019 11:55 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: For 01/09 Planning & Zoning Meeting: Proposed Cell Tower at Trinity Heights Church

Dear Commissioners:

Your service on the Planning and Zoning Commission is sincerely appreciated.

I am the owner of a residence located at 1545 E. Linda Vista Drive. I learned in this morning's Arizona Daily Sun that there is a proposal you will be reviewing 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.

This is to express my strong opposition to the proposal based on the following facts:

- This location is immediately adjacent to a single-family residential area and within its viewscape. 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.
- The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.
- Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.

I understand the need for cell phone towers to facilitate communication. 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.

Thank you for your kind consideration.

Neil Gullickson

From: Margaret Anne Gunderson <Margaret.Gunderson@nau.edu>
Sent: Wednesday, January 9, 2019 12:23 PM
To: Neil Gullickson; Tiffany Antol
Cc: Margaret Anne Gunderson; Juliana Ruby Suby; Tiffany Antol
Subject: Proposed Cell Phone at Trinity Methodist Church

Dear Mr. Gullickson and Ms. Antol,

I am writing to you concerning the proposed cell phone tower on the property of Trinity Heights Methodist Church. I read about it in the Arizona Daily Sun this morning and am extremely shocked and concerned about this plan with very short notice to residents of this neighborhood.

As a disabled person with severe EMF (Electrical Magnetic Frequency) and chemical sensitivity, I would be driven from my home of over 44 years at 3455 North 4th Street which is a block from the church, if a cell phone tower is built there. I had to retire from teaching sooner than I wished in the School of Music at Northern Arizona University after 40 years when a cell phone tower was put on the top of Ardrey Auditorium because I became so ill. Under the United States Disabilities Act, I was on the NAU Diabilities Office list for over 20 years as a disabled person on campus which gave me some protection and accommodation from pesticide use near my teaching studio.

Due to my health I am not only very horrified to learn about this plan to put a cell phone in my neighborhood but I am also extremely concerned about the two public schools several blocks away, as well as all the people living in this neighborhood and the preschool in the church. Cell phone towers produce a large amount of Electrical Magnetic Frequencies (EMF's) which create severe health hazards for disabled people such as myself. It will eventually create health problems for other people and children in this area. Although Verizon says that cell phone towers are safe, cell phones are NOT safe near homes and schools. In Sweden and other European countries cell phone towers are not allowed to be built near schools and homes. This is an example of a big company trying to put its profits first without regard for citizens health. Has the gas company with its pipeline in the area been given enough time to fully investigate the dangers of a cell phone tower there?

Due to pesticide use in City Hall I am unable to attend the meeting today at 4 PM there concerning this crucial matter. Therefore I would like to go on record that I am vehemently opposed to building a cell phone tower in my neighborhood. This proposal has not been presented to us with enough time to fully investigate the problems that will result from a cell phone tower near my home. I respectfully request that the Flagstaff Planning and Zoning Commission withdraw this proposed tower from my neighborhood. Thank you.

Sincerely,

Margaret S. Gunderson
Principal Lecturer Emerita
School of Music
Northern Arizona University

Neil Gullickson

From: Darlene Burden <darlene@flagstaffcpa.com>
Sent: Wednesday, January 9, 2019 12:29 PM
To: Becky Cardiff
Cc: Neil Gullickson
Subject: Re: Project Manager Info

Hi Neil,

I'm very much in favor of this project and I believe there are other neighbors who feel the same as I do. Please let me know if you need more information, or specifics about my support.

Darlene L. Burden, CPA PLLC
darlene@flagstaffcpa.com
m 928.607.2210

On Jan 9, 2019, at 11:17 AM, Becky Cardiff <bcardiff@flagstaffaz.gov> wrote:

> Hello
>
> You can forward any comments related to the cell tower to ngullickson@flagstaffaz.gov (also copied here). The sooner you can get information to him the better, so it can be distributed to commission members.
>
> Thanks,
> Becky
>
> *Becky Cardiff*
> Development Services Manager
> City of Flagstaff
> 928-213-2618

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 1:37 PM
To: Neil Gullickson
Subject: Fwd: For 01/09/2019 Planning & Zoning Meeting: Proposal for Cell Phone Tower at Trinity Heights,

Sent from my iPhone

Begin forwarded message:

From: Spenser Briscoe <spenserbriscoe@gmail.com>
Date: January 9, 2019 at 1:30:59 PM MST
To: Tantol@flagstaffaz.gov
Subject: For 01/09/2019 Planning & Zoning Meeting: Proposal for Cell Phone Tower at Trinity Heights,

Commissioners:

Your service on the Planning and Zoning Commission is sincerely appreciated.

I am the owner of a residence located at 1505 E. Linda Vista Drive. I learned in this morning's Arizona Daily Sun that there is a proposal you will be reviewing 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.

This is to express my strong opposition to the proposal based on the following facts:

- This location is immediately adjacent to a single-family residential area and within its viewscape. 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.
- The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.
- Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.

I understand the need for cell phone towers to facilitate communication. 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.

Thank you for your kind consideration.

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 1:40 PM
To: Neil Gullickson
Subject: Fwd: For 01/09/2019 Planning & Zoning Meeting: Proposal for Cell Phone Tower at Trinity Heights,"

Sent from my iPhone

Begin forwarded message:

From: Ryanne Sebern <ryanne.sebern@gmail.com>
Date: January 9, 2019 at 1:38:33 PM MST
To: TAntol@flagstaffaz.gov
Subject: For 01/09/2019 Planning & Zoning Meeting: Proposal for Cell Phone Tower at Trinity Heights,"

Dear Commissioners:

Your service on the Planning and Zoning Commission is sincerely appreciated.

I am the owner of a residence located on Lockett Rd. I learned in this morning's Arizona Daily Sun that there is a proposal you will be reviewing 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.

This is to express my strong opposition to the proposal based on the following facts:

- This location is immediately adjacent to a single-family residential area and within its viewscape. 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.
- The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.
- Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 1:40 PM
To: Neil Gullickson
Subject: Fwd: For 1/9/19 Planning and Zoning Mtg.-Proposal for Cell Phone Tower at Trinity Heights

Sent from my iPhone

Begin forwarded message:

> **From:** Donna Engleson <flagdonna@yahoo.com>
> **Date:** January 9, 2019 at 1:37:20 PM MST
> **To:** TAntol@flagstaffaz.gov
> **Subject: For 1/9/19 Planning and Zoning Mtg.-Proposal for Cell Phone Tower at Trinity Heights**
>
> Hello,
> I live at 1545 E Linda Vista Dr, Flagstaff Arizona 86004. I am strongly opposed to the proposed location for the cell phone tower.
> Thank you,
> Donna Engleson
> Sent from my iPhone

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 2:43 PM
To: Neil Gullickson
Subject: Fwd: Potential cell tower on 4th street

Sent from my iPhone

Begin forwarded message:

> **From:** Molly Marie Lesandrini <mollymarie@gmail.com>
> **Date:** January 9, 2019 at 2:31:04 PM MST
> **To:** tantol@flagstaffaz.gov
> **Subject: Potential cell tower on 4th street**
>
> Hello,
>
> I'm a teacher at Mount Elden Middle School as well as the program coordinator for Alpine Leadership Academy. Our students are 6th-8th graders and spend three years learning about their place on the Colorado Plateau through exploration and experiential education. Since our base is at Mount Elden Middle School, we frequent the lands above 4th street. We spend many days doing phenology studies there, using the Forces of Nature Trail, as well as hiking through that area to get to "secret gems" such as the Middle Elden Crack.
>
> Creating a cell phone tower in this area would be devastating to Alpine students and our programmatic goals. There is very little wild space left in our country and Mt. Elden is a rare slice of it. A cell phone tower would not only create destruction of land, but can cause other physical effects on humans. Plus, there is already a cell tower on 4th street.
>
> I would encourage you to really think about this decision and to vote against this additional tower. It is not necessary! Let's keep as much of Flagstaff wild as we can!
>
> Molly Lesandrini
> Alpine Leadership Academy
> Mount Elden Middle School

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 2:43 PM
To: Neil Gullickson
Subject: Fwd: 01/09 P&Z Commission Meeting: Cell Tower Proposal

Sent from my iPhone

Begin forwarded message:

> **From:** Sue Ordway <sue.ordway@gmail.com>
> **Date:** January 9, 2019 at 2:08:56 PM MST
> **To:** TAntol@flagstaffaz.gov
> **Subject: 01/09 P&Z Commission Meeting: Cell Tower Proposal**
>
> Dear Commissioners:
>
> Thank you for serving on the Planning and Zoning Commission.
>
> I am a resident in the Shadow Mountain neighborhood, just a few houses down the street from Trinity Heights Church, where the proposed cell tower would be built.
>
> I am opposed to this proposal for the following reasons:
>
> The proposed location is immediately adjacent to a residential neighborhood, and will impact the appeal of the neighborhood and the market value of our homes. The area is not zoned for a 65 foot high structure.
>
> It is also immediately adjacent to a trail access to a forest recreation area, which is used by many people, not just the residents of the neighborhood. The cell tower will be visible to hikers and bicyclists using this area.
>
> I am disappointed that homeowners were not notified of this proposal. We need to have the opportunity to submit our comments and concerns to the Commission. It seems to me that a more appropriate area could be found for this proposed cell tower
>
> Thank you for your consideration of this matter.
>
> Sincerely, Sue Ordway

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 2:43 PM
To: Neil Gullickson
Subject: Fwd: Subject: For 01/09/2019 Planning & Zoning Meeting: Proposed Cell Tower at Trinity Heights Church

Sent from my iPhone

Begin forwarded message:

From: Cher Keaton <cherkeaton@gmail.com>
Date: January 9, 2019 at 2:17:56 PM MST
To: tantol@flagstaffaz.gov
Subject: Subject: For 01/09/2019 Planning & Zoning Meeting: Proposed Cell Tower at Trinity Heights Church

Dear Commissioners:

Your service on the Planning and Zoning Commission is sincerely appreciated.

I am the owner of a residence located at 1913 E. Linda Vista Drive. I learned this morning from a neighbor that there is a proposal you will be reviewing for the placement of a Verizon cell phone tower on the Trinity Heights Church property located near the intersection of Appalachian Road and 4th Street.

This is to express my strong opposition to the proposal based on the following facts:
This location is immediately adjacent to a single-family residential area and within its viewscape. 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.
The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.
Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.

I understand the need for cell phone towers to facilitate communication. 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.

Thank you for your kind consideration.

Chereka Keaton

Neil Gullickson

From: Reed Jenkins <drjenkins854@gmail.com>
Sent: Wednesday, January 9, 2019 8:54 AM
To: Neil Gullickson
Subject: PZ 18-00111-02

ONLY IN MY BACKYARD, could I support the request from Verizon Wireless for a 60' tall communication tower. The tower would provide:
1. Monthly income for a retiree on a fixed income.
2. My neighbors would be happy for the addition of a 60' artificial tree after the clearcutting of the adjacent forest (FWSP), the hood could even decorate it for Christmas.

All kidding aside, I would respectively disagree with the comprehensive staff report which I was provided a copy of. I believe that required findings number 1 and 3, c & d, cannot be met due to the predominantly residential development surrounding the church site. The site is designated as disfavored and I would encourage the commission to deny PZ 18-00111-02.

Respectfully

Reed & Kathy Jenkins
1030 E Appalachian Road

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 10:43 AM
To: Neil Gullickson
Subject: FW: 1/9/2019 Agenda Item B

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 Orrill <boborrill@gmail.com>
Sent: Wednesday, January 09, 2019 10:41 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: 1/9/2019 Agenda Item B

To: Planning and Zoning Commission:
From: Bob Orrill, resident Skyline Estates, 3851 N. Forest Brook St.
Date: 1/9/2019
Subject: Application #PZ-18-00111-02, Trinity Heights Cell Tower

I request the Planning and Zoning Commission reject the recommended zoning change and deny the Conditional Use permit.

Installation of the so called "Stealth Tower" in a residential neighborhood is detrimental to the resident's quality of life and has potentially serious harmful negative health effects. All one has to do is Google the negative health effects of electromagnetic radiation to understand and appreciate why the neighbors have concerns.

You can see these Stealth Towers all over town as it is. (Sonic of 4thSt, Industrial across from Fanning, Butler Ave, Office Max) and appreciate the lack of stealth.
These facilities are better suited in industrial/Commercial areas where view-shed and legitimate health concerns are not as much of a risk.

I appreciate the commissions attention to this matter of extreme importance to the neighborhoods nearby.
Thank you

Bob Orrill

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 3:17 PM
To: Neil Gullickson
Subject: Fwd: 01/09/2019 Planning & Zoning Meeting: Proposed Cell Tower

Sent from my iPhone

Begin forwarded message:

From: Dudley Bacon <dudz.bacon@gmail.com>
Date: January 9, 2019 at 3:00:11 PM MST
To: "TAntol@flagstaffaz.gov" <TAntol@flagstaffaz.gov>
Subject: 01/09/2019 Planning & Zoning Meeting: Proposed Cell Tower

Dear Commissioners:

Your service on the Planning and Zoning Commission is sincerely appreciated.

I am the owner of a residence located at 1270 East Appalachian Road. I learned in this morning's Arizona Daily Sun that there is a proposal you will be reviewing for the placement of a Verizon cell phone tower on the Trinity Heights Church property located near the intersection of Appalachian Road and Fourth Street.

This is to express my strong opposition to the proposal based on the following facts:

- *This location is immediately adjacent to a single-family residential area and within its viewscape. 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.*
- *The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.*
- *Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.*

I understand the need for cell phone towers to facilitate communication. 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.

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 3:17 PM
To: Neil Gullickson
Subject: Fwd: 01/09 P&Z Commission Meeting - Cell Tower Proposal

Sent from my iPhone

Begin forwarded message:

> **From:** Elizabeth Bruchman <ebruchman@gmail.com>
> **Date:** January 9, 2019 at 3:02:43 PM MST
> **To:** TAntol@flagstaffaz.gov
> **Cc:** Biz Pickle <ebruchman@gmail.com>
> **Subject: 01/09 P&Z Commission Meeting - Cell Tower Proposal**
>
> Dear Commissioners,
>
> I am disappointed in the fact the article in the Daily Sun came out on the day of the Commission Meeting on the Cell Tower Proposal. I wish the people living on Appalachian Road had been given the information on this cell tower proposal earlier. The public hearing signs posted in front of Trinity Heights Church have only been up for a couple of weeks. If I did not walk my dog in that area I might have misssed them.
> I am concerned with the value of my home depreciating with the proximity of a 65 foot cell tower, wall and power station.
> What will be the impact on the animals that live in the area?
> What impact could there be with the natural gas pipeline that runs through that area?
> But most importantly, Trinity Heights has 2 playgrounds right across the parking lot from where the tower might be built. I would not want the young children attending the preschool classes to be exposed to any possible and harmful effects from playing daily so close the the cell tower and the equipment.
>
> Thank you,
> Elizabeth Bruchman
> 1670 E. Appalachian Rd.
> Flagstaff, Az. 86004

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 3:17 PM
To: Neil Gullickson
Subject: Fwd: Letter in opposition to the proposed cell tower at Trinity Heights Church for the P&Z meeting 1/9/19

Sent from my iPhone

Begin forwarded message:

From: Nina Swidler <nswidler@gmail.com>
Date: January 9, 2019 at 3:07:04 PM MST
To: tantol@flagstaffaz.gov
Subject: Letter in opposition to the proposed cell tower at Trinity Heights Church for the P&Z meeting 1/9/19

Dear Commissioners:

I have lived at 1455 E Linda Vista Dr, Flagstaff Arizona 86004 for 28 years and daily recreate along the USFS trails behind Trinity Heights Church. In fact, I access the trails by walking through the church parking lot. Therefore, I was surprised to learn in this morning's Arizona Daily Sun that there is a proposal you will be reviewing 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.

This is to express my opposition to the proposed development based on the following points in addition to those previously submitted (and reiterated below) by my neighbor Cynthia Johnson. In summary, placement of a cell tower in a neighbor's backyard and adjacent to land that the Flagstaff community cherishes as natural open space is both abhorrent and unnecessary. There are plenty of other places a cell tower can be situated without impacting an existing residential neighborhood, especially since neither the neighborhood nor the Church will directly benefit from the service a new cell tower could provide.

1. Apparently, neither the Church nor Verizon felt it necessary or required to alert users of the public land immediately adjacent to to the proposed cell tower construction area that this project was being considered. Notification could easily have been accomplished by posting notices at the two trailheads on the northwest and northeast corners of the Church parking lot, adjacent to the USFS fence line.

2. Lack of easy availability of the environmental assessment - if one was completed - that should have been completed as the proposed development is immediately adjacent to USFS lands. What are the potential impacts to the biological, geomorphological, and sociocultural environments and how do the project proponents propose to mitigate those impacts? The area regularly floods during the monsoon

*I understand the need for cell phone towers to facilitate communication. 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.

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 3:17 PM
To: Neil Gullickson
Subject: Fwd: Please do not place cell towers in neighborhoods

Sent from my iPhone

Begin forwarded message:

> **From:** Harper Johnson <hpjohnson87@gmail.com>
> **Date:** January 9, 2019 at 3:09:25 PM MST
> **To:** tantol@flagstaffaz.gov
> **Subject: Please do not place cell towers in neighborhoods**
>
> Dear Commissioners:
>
> Your service on the Planning and Zoning Commission is sincerely appreciated.
>
> I am the owner of a residence located at 1545 E. Linda Vista Drive. I am writing to strongly oppose 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.
>
> - This location is a residential area (with the exception of the church buildings) that was not zoned for a 65-foot structure.
> - The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.
> - Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.
>
> Please help us to maintain the residential nature of our neighborhood.
>
> Thank you for your kind consideration.
>
> Sincerely,
>
> Harper P. Johnson
>
> hpjohnson87@gmail.com
> 928-699-6888

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 3:30 PM
To: Neil Gullickson
Subject: Fwd: Letter correction

Sent from my iPhone

Begin forwarded message:

From: Nina Swidler <nswidler@gmail.com>
Date: January 9, 2019 at 3:28:51 PM MST
To: tantol@flagstaffaz.gov
Subject: Letter correction

Tiffany - I noticed that my spell checker inserted some strange words into my letter. Please accept this correction. Thank you.

Nina Swidler

Dear Commissioners:

I have lived at 1455 E Linda Vista Dr, Flagstaff Arizona 86004 for 28 years and daily recreate along the USFS trails behind Trinity Heights Church. In fact, I access the trails by walking through the church parking lot. Therefore, I was surprised to learn in this morning's Arizona Daily Sun that there is a proposal you will be reviewing 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.

This is to express my opposition to the proposed development based on the following points in addition to those previously submitted (and reiterated below) by my neighbor Cynthia Johnson. In summary, placement of a cell tower in a neighbor's backyard and adjacent to land that the Flagstaff community cherishes as natural open space is both abhorrent and unnecessary. There are plenty of other places a cell tower can be situated without impacting an existing residential neighborhood, especially since neither the neighborhood nor the Church will directly benefit from the service a new cell tower could provide.

1. Apparently, neither the Church nor Verizon felt it necessary or required to alert users of the public land immediately adjacent to to the proposed cell tower construction area that this project was being considered. Notification could easily have been accomplished by posting notices at the two trailheads on the northwest and northeast corners of the Church parking lot, adjacent to the USFS fence line.

2. Lack of easy availability of the environmental assessment - if one was completed - that should have been completed as the proposed development is immediately adjacent to USFS lands. What are the

*Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.

*I understand the need for cell phone towers to facilitate communication. 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.

Nina

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 5:42 PM
To: Neil Gullickson
Subject: FW: 01/09/2019 Planning & Zoning Meeting: Proposed 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: Carlos Gabaldon <cgabaldon@gmail.com>
Sent: Wednesday, January 9, 2019 5:06 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Cc: Lisa Gabaldon <lisagabaldon@gmail.com>
Subject: 01/09/2019 Planning & Zoning Meeting: Proposed Cell Tower

Dear Commissioners:

Your service on the Planning and Zoning Commission is sincerely appreciated.

I am the owner of a residence located at 3601 N Paradise Rd. I learned in this morning's Arizona Daily Sun that there is a proposal you will be reviewing for the placement of a Verizon cell phone tower on the Trinity Heights Church property located near the intersection of Appalachian Road and Fourth Street.

This is to express my strong opposition to the proposal based on the following facts:

- This location is immediately adjacent to a single-family residential area and within its viewscape. 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.
- The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.
- Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.

I understand the need for cell phone towers to facilitate communication. 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.

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 5:42 PM
To: Neil Gullickson
Subject: FW: Cell Tower Proposal

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: Sallie Kladnik <salliemk@aol.com>
Sent: Wednesday, January 9, 2019 3:55 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Cell Tower Proposal

Dear Planning and Zoning Commission,

I live on Appalachian and use the forest trails. I am not sure a cell tower will harm animals or birds. I would like to have better cell coverage, so I am not opposed to a cell tower. I understand the church wants to use the income for aiding the poor and homeless.

Sallie Kladnik,
928-213-5712
Flagstaff, AZ

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 5:42 PM
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

-----Original Message-----
From: Brenda Phipps <bphipps441@gmail.com>
Sent: Wednesday, January 9, 2019 3:50 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Cell tower

Hello,

I read in the AZ Daily Sun that there is a proposed cell tower going up nearby my neighborhood. I am writing in opposition to this tower. I don't think it is right that the Methodist church has known about this tower for many years, and that the public has only just found out about it. I think it is wrong because it is in the Environmental Study Area, a place that is beautiful and untouched for many years. There are unknown health hazards that cannot be reversed, and for which the city will be liable. And because the citizens who live in this area, and have adjacent property, do not desire their property to have this eyesore in their neighborhoods. It's that simple. Please reconsider this proposal, and do NOT allow this tower. It is not "progress" for our community.

Thank you,

Brenda Phipps

Neil Gullickson

From: Tiffany Antol
Sent: Wednesday, January 9, 2019 5:43 PM
To: Neil Gullickson
Subject: FW: Letter correction

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: Nina Swidler <nswidler@gmail.com>
Sent: Wednesday, January 9, 2019 3:29 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Letter correction

Tiffany - I noticed that my spell checker inserted some strange words into my letter. Please accept this correction. Thank you.

Nina Swidler

Dear Commissioners:

I have lived at 1455 E Linda Vista Dr, Flagstaff Arizona 86004 for 28 years and daily recreate along the USFS trails behind Trinity Heights Church. In fact, I access the trails by walking through the church parking lot. Therefore, I was surprised to learn in this morning's Arizona Daily Sun that there is a proposal you will be reviewing 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.

This is to express my opposition to the proposed development based on the following points in addition to those previously submitted (and reiterated below) by my neighbor Cynthia Johnson. In summary, placement of a cell tower in a neighbor's backyard and adjacent to land that the Flagstaff community cherishes as natural open space is both abhorrent and unnecessary. There are plenty of other places a cell tower can be situated without impacting an existing residential neighborhood, especially since neither the neighborhood nor the Church will directly benefit from the service a new cell tower could provide.

1. Apparently, neither the Church nor Verizon felt it necessary or required to alert users of the public land immediately adjacent to to the proposed cell tower construction area that this project was being considered. Notification could easily have been accomplished by posting notices at the two trailheads on the northwest and northeast corners of the Church parking lot, adjacent to the USFS fence line.

*I understand the need for cell phone towers to facilitate communication. 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.

Nina

Neil Gullickson

From: Jenny Garcia <jenthetoothfairy@hotmail.com>
Sent: Wednesday, January 9, 2019 3:20 PM
To: Tantol@flagstaff.az.gov
Subject: cell phone tower at Trinity Heights

Dear Commissioners:

Your service on the Planning and Zoning Commission is sincerely appreciated.

My husband and I have been homeowners of a residence located at 1645 E. Linda Vista Drive for 26 years. I am apposed to having a Cell Phone Tower built on the Trinity Heights Property..

This is to express my strong opposition to the proposal based on the following facts:

- *This location is immediately adjacent to a single-family residential area and within its viewscape. 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.*
- *The structure will diminish the market value of homes within the adjacent neighborhoods by impacting viewscape 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. Therefore, this proposal is tantamount to placing a cell tower at the entrance of a city park.*
- *Affected homeowners were not given appropriate advance notice of the proposal in order to voice their opinions. At the very least, consideration of this proposal should be tabled until homeowners can be notified and given sufficient time to express their concerns to the Commission.*

I understand the need for cell phone towers to facilitate communication. 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.

Thank you for your kind consideration.

Jenny and Frank Garcia

Neil Gullickson

From: P.J. Collier <topothehill@cableone.net>
Sent: Monday, January 7, 2019 9:58 PM
To: Neil Gullickson
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.

COMMUNITY DEVELOPMENT

MEMORANDUM

Date: February 6, 2019

To: Planning and Zoning Commission

From: Neil Gullickson, PDM

Subject: PZ-18-00111-01 Conditional Use Permit Application

At their meeting of January 9, 2019, the Commission initiate the review of CUP 18-001111-01, a request for a cellular communication tower at 3600 North 4th Street. After receiving public testimony, the Commission instructed the applicant to hold a neighborhood meeting and to report on the outcome of that meeting. The Commission moved to continue the public hearing until February 13, 2019 at which time the review would continue.

Attached to this memo are the following:

- Neighborhood meeting report from the applicant.
- Correspondence from the public, received by staff since the January 9th, meeting.
- A petition regarding the application, and
- As requested by the Commission, a copy of the presentation given by Mr. Brooks Heart at the January 9th meeting.

Record of Proceedings. The applicant shall create a written summary of the meeting, which shall be filed with the Director. This written summary will be attached to the Director's report to the Planning Commission and 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) Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, and other correspondence;

(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)(3)(b)(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, 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.

(1) Certification, on a form established by the Director, that the meeting was noticed and conducted in compliance with requirements of this section;

Affidavit of Notifications to Affected Property Owners

Case Number: PZ 18-00111

Project Name: AZ2 WEITZEL

Applicant Name: PINNACLE CONSULTING, INC

Location: 3600 N 4th STREET / APN: 109-06-002

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.**

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 14 day of JANUARY, 2019 by:

Michelle Lamoureux
Notary Public

MICHELLE LAMOUREUX
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
March 18, 2019

My Commission Expires:

3/18/2019

(2) Details of techniques the applicant used to involve the public, including: **A Neighborhood Meeting was held to involve the public.**

(a) Dates and locations of neighborhood meetings: **Date of the meeting was January 30, 2019 at the Trinity Heights United Methodist Church 3600 N Fourth St, Flagstaff, AZ 86004**

(b) Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, and other correspondence: **Below is the notice that was mailed and the mailing list it was sent to.**

(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: **Below is the notice that was mailed and the mailing list it was sent to 221 property owners within 1000' from the parcel.**

(d) The number and names of people that participated in the process based on the sign-in sheet for the meeting: **65 neighbors signed in to the meeting the sign-in sheet is below.**

(e) A dated photograph of the sign installed in compliance with subsection (D)(3)(b)(6) of this section: **Picture below of sign installed in compliance.**

Date:
01-11-2019

RE: Neighborhood meeting to discuss a proposed Sun State Tower at Trinity Heights United Methodists Church

Dear Residents or Interested Parties,

Pinnacle Consulting will be holding a neighborhood meeting on behalf of Verizon wireless on Wednesday, January 30, 2019 from 6:00 - 7:00pm. The meeting will be held at Trinity Heights United Methodists Church, 3600 N. 4th St., Flagstaff AZ. The purpose of this meeting is to provide information concerning the proposal of a Wireless Communications Facility (WCF) which will be located at 3600 N. 4th St, Flagstaff, AZ 86004, and to gather the surrounding public's input into the proposed application.

At the meeting, we will have a copy of the site plan with proposed wireless communications facility, photo simulations of the proposed tower, and we will be available to answer any questions.

The proposed facility is needed to help the wireless coverage in the area and will allow for increased access to advanced wireless voice and data services.

If you are unable to attend the neighborhood meeting, or for more information, please feel free to contact me at 480-664-9588 Ext. 238, or by email at Danielle.grigsby@pinnacleco.net

Best Regards,

Danielle Grigsby

PINNACLE
CONSULTING, INC
Construction - Project Management - Site Development

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS STATE	SITUS ZIPCODE	OWNER ADDRESS	OWNER ADDRESS 2	OWNER CITY	OWNER STATE	OWNER ZIPCODE	OWNER COUNTRY
10912048	LEFFEL RONALD O & RUBY D	3505 N ANDES DR	FLAGSTAFF	AZ	86004	3505 N ANDES DR		FLAGSTAFF	AZ	86004	
10912049	ANDERSON RYAN B	3485 N ANDES DR	FLAGSTAFF	AZ	86004	3485 N ANDES DR		FLAGSTAFF	AZ	86004	
10912050	LANDRITH TERRY O & CECELIA A	3475 N ANDES DR	FLAGSTAFF	AZ	86004	3475 N ANDES DR		FLAGSTAFF	AZ	86004	
10912051	COX JUSTIN & JENNIFER	3465 N ANDES DR	FLAGSTAFF	AZ	86004	3465 N ANDES DR		FLAGSTAFF	AZ	86004	
10912052	SIEH JOHN A	1950 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1338 HOLMES AVE		FLAGSTAFF	AZ	86005	
10912053	FISHER HELEN	1948 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	6245 W WINDROSE DR		GLENDALE	AZ	85304	
10912054	LYLE TOM	3464 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3464 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912055	ARP-ROMERO ADAM	3474 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3474 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912009	GARCIA FRANK FAMILY REVOCABLE TRUST AMENDED 07-21-08	1949 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1949 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10912010	MATA VICTORIA	1955 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1955 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10912011	RUMFOLA CHASE	2000 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	2000 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10912012	POWELL PAMELA J	3445 N FOURTH ST	FLAGSTAFF	AZ	86004	3445 N 4TH ST		FLAGSTAFF	AZ	86004	
10912013	GUNDERSON FAMILY LIVING TRUST DTD 08-01-94	3455 N FOURTH ST	FLAGSTAFF	AZ	86004	3455 N FOURTH ST		FLAGSTAFF	AZ	86004	
10912014	BEST KIRSTIE A & MALCOLM	3465 N FOURTH ST	FLAGSTAFF	AZ	86004	3465 N FOURTH ST		FLAGSTAFF	AZ	86004	
10912015	KENT ROBIN J	3475 N FOURTH ST	FLAGSTAFF	AZ	86004	3475 N 4TH ST		FLAGSTAFF	AZ	86004	
10912016	TAFOYA SHARYN	3485 N FOURTH ST	FLAGSTAFF	AZ	86004	3485 N FOURTH ST		FLAGSTAFF	AZ	86004	
10912017	EBERT FAMILY LIVING TRUST DTD 11-01-10	3495 N FOURTH ST	FLAGSTAFF	AZ	86004	7365 E SAYAN STREET		MESA	AZ	85207	
10912018	EAVES CHRISTOPHER S & EMERY R	3505 N FOURTH ST	FLAGSTAFF	AZ	86004	3505 N FOURTH ST		FLAGSTAFF	AZ	86004	
10912019	TOPHAM FAMILY TRUST DTD 11-16-10	3515 N FOURTH ST	FLAGSTAFF	AZ	86004	3515 N FOURTH ST		FLAGSTAFF	AZ	86004	
10912020	RODRIGURZ RENNY & MARIA	1938 E ANDES DR	FLAGSTAFF	AZ	86004	1938 E ANDES DR		FLAGSTAFF	AZ	86004	
10912035	VENUTI MARK THOMAS & SANDRA DEE	3514 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	3514 W RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912030	GANGEWER MARGARET L	3465 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3465 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912031	PAILLE LIVING TRUST DTD 12-01-00	3475 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3475 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912032	LUGO PATRICIA TRUST DTD 03-18-13	3485 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3485 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912033	BLUME KERRY	3505 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3505 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912034	STASKEY DOROTHY REVOCABLE TRUST DTD 11-07-11	3515 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3515 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912057	DARNELL DOUGLAS & TRUUS W	3504 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3504 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912058	GARDINER FAMILY TRUST UA DTD 05-01-06	3514 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3514 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912059	GORDON MICHAEL J & MELANIE M	3518 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3518 NE RAINIER LOOP		FLAGSTAFF	AZ	86004	
10802023	TRAVELBEE AUDRA	3403 N DYER ST	FLAGSTAFF	AZ	86004	3403 N DYER ST		FLAGSTAFF	AZ	86004	
10912036	POE JAMES C III & REBECCA L	3504 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	3504 NW RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912037	SMITH DAVID H	3484 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	PO BOX 717		EL PRADO	NM	87529	
10912056	MCMINN FRANCENE	3484 NE RAINIER LOOP	FLAGSTAFF	AZ	86004	3484 NE RAINER LOOP		FLAGSTAFF	AZ	86004	
10916011A	VEALE Z & BE REVOCABLE TRUST DTD 08-23-88	1490 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	3605 N PARADISE RD		FLAGSTAFF	AZ	86004	
10912040	HONAHNI TERESA L & WILBERT SR	1920 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1920 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10912042A	FOSBERG DONNA KAY	1943 E ANDES DR	FLAGSTAFF	AZ	86004	1943 E ANDES DR		FLAGSTAFF	AZ	86004	
10912043	KOLVIG ERIC W	1937 E ANDES DR	FLAGSTAFF	AZ	86004	1937 E ANDES DR		FLAGSTAFF	AZ	86004	
10912038	ROSE NATALIE TRUST DTD 11-17-10	3474 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	1244 N PASS AVE		BURBANK	CA	91505	
10912039	MCCREARY KARYN A	3464 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	3464 NW RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912044	DEAN DAVID	1931 E ANDES DR	FLAGSTAFF	AZ	86004	1931 E ANDES DR		FLAGSTAFF	AZ	86004	
10912045	POUDEL DINESH	1925 E ANDES DR	FLAGSTAFF	AZ	86004	3532 ARBOR RD		LAKEWOOD	CA	90712	
10912046	MILLER MATTHEW R & MARISA F	3519 N ANDES DR	FLAGSTAFF	AZ	86004	PO BOX 1973		FLAGSTAFF	AZ	86002	
10912047	SCHOTT ROY R	3515 N ANDES DR	FLAGSTAFF	AZ	86004	15049 N 6TH ST		PHOENIX	AZ	85022	
10914042	PERSONS WILLIAM R	1565 E EVEREST DR	FLAGSTAFF	AZ	86004	1565 E EVEREST DR		FLAGSTAFF	AZ	86004	
10914043	HENDERSON JOHNNY BLAINE & LEXIA N	3405 N HARRIS WAY	FLAGSTAFF	AZ	86004	3405 N HARRIS WAY		FLAGSTAFF	AZ	86004	
10912096	SMITH HAROLD E & CAROLYN	1675 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1675 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912097	HART JOHN BROOKS IV	1785 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1785 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912098	CORNFORTH STANLEY W & SHERRYL J	1795 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1795 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912095	BURRIS WILLIAM J & BECKY A	1665 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1665 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912099	SUBY JULIANA R	1790 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1790 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912100	CROWNHART REVOCABLE TRUST DTD 01-14-16	1780 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1780 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912101	BRUCHMAN ELIZABETH FRENCH	1670 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1670 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10827039	NPHF LLC	3821 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	1451 N EL CAMINO DR		TEMPE	AZ	85281	
10827040	MAZON RUBEN L & ROSA C	3831 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	3831 N PATTERSON BLVD		FLAGSTAFF	AZ	86004	
10827041	SMITH BENJAMIN C & SELENA W JT	3841 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	PO BOX 2225		TUBA CITY	AZ	86045	
10827042	ENGELKE NORMAN L & LUANN M	3851 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	3851 N PATTERSON BLVD		FLAGSTAFF	AZ	86004	
10827043	CHARLEBOIS FAMILY TRUST DTD 05-29-02	3861 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	3861 N PATTERSON BLVD		FLAGSTAFF	AZ	86004	
10912024	EDGERLY BENNET	3474 N ANDES DR	FLAGSTAFF	AZ	86004	3474 N ANDES DR		FLAGSTAFF	AZ	86004	
10912025	REYNOLDS ROBERT C & MARGARET T	3464 N ANDES DR	FLAGSTAFF	AZ	86004	3464 N ANDES DR		FLAGSTAFF	AZ	86004	
10912026	SMITH DAN WALTER JR & REBECCA	3454 N ANDES DR	FLAGSTAFF	AZ	86004	3454 N ANDES DR		FLAGSTAFF	AZ	86004	
10912027	FLORES DENISE Y	1954 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1954 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10912028	NANCE GAYLE J	1976 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1976 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10912029	WELLMAN JAY R	1930 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1930 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10802076	SINGLETON ANNA E N & JUSTIN P	3445 N KING ST	FLAGSTAFF	AZ	86004	3445 N KING ST		FLAGSTAFF	AZ	86004	
10802077	DINGWELL PAMELA	3511 N KING ST	FLAGSTAFF	AZ	86004	3511 N KING ST		FLAGSTAFF	AZ	86004	
10802078	JOHNSON VINCENT J SR & MARY MARGARET	3523 N KING ST	FLAGSTAFF	AZ	86004	3523 N KING ST		FLAGSTAFF	AZ	86004	
10802079	MCKERRACHER RALPH & CHRISTINA A	3524 N KING ST	FLAGSTAFF	AZ	86004	3524 N KING ST		FLAGSTAFF	AZ	86004	
10802080	NAMINGHA WAYLAND L	3512 N KING ST	FLAGSTAFF	AZ	86004	3512 N KING ST		FLAGSTAFF	AZ	86004	
10802081	STEWART CARL D & LAURAGENE	3446 N KING ST	FLAGSTAFF	AZ	86004	3446 N KING ST		FLAGSTAFF	AZ	86004	
10914071A	CARLUCCI LINA	1540 E EVEREST DR	FLAGSTAFF	AZ	86004	1540 E EVEREST DR		FLAGSTAFF	AZ	86004	
10815011	HALE JASON ALAN & KARRA SUE	3751 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	3751 N PATTERSON BLVD		FLAGSTAFF	AZ	86004	
10815012	RIOS CARLOS R & RENEE V	3771 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	3771 N PATTERSON BLVD		FLAGSTAFF	AZ	86004	
10912086	RECHEL DIANE A	1585 E EVEREST DR	FLAGSTAFF	AZ	86004	1585 E EVEREST DR		FLAGSTAFF	AZ	86004	
10912087	DE HEER HENDRIK & BROOKE	1495 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1495 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912088	MARTINEZ VINCE H JR & CANDYCE L	1580 E EVEREST DR	FLAGSTAFF	AZ	86004	1580 E EVEREST DR		FLAGSTAFF	AZ	86004	
10912089	LARSEN DOUGLAS R	1605 E EVEREST DR	FLAGSTAFF	AZ	86004	1605 E EVEREST DR		FLAGSTAFF	AZ	86004	
10912090	GARCIA OSCAR B & ALICE G	1515 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1515 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10912091	ROUGEMONT LARRY & FRANCES JT	1525 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	8142 W CIELO GRANDE AVE		PEORIA	AZ	85383	
10912092	T LIVINGSTONE LLC	1535 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	PO BOX 25100		VENTURA	CA	93002	
10912093	ORDWAY/SMITH TRUST DTD 04-10-09	1645 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1645 E APPALACHIAN RD		FLAGSTAFF	AZ	86004	
10827037	MANN CHRISTOPHER J	2290 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2290 E FOREST HEIGHTS DR		FLAGSTAFF	AZ	86004	
10827038	SCHAEFER FAMILY TRUST DTD 09-04-14	3811 N PATTERSON BLVD	FLAGSTAFF	AZ	86004	3811 N PATTERSON BLVD		FLAGSTAFF	AZ	86004	
10827002	EXCEL REALTY SERVICES INC	2190 E SKYLINE DR	FLAGSTAFF	AZ	86004	5500 OAK RANCH RD		FLAGSTAFF	AZ	86004	
10827003	MELVIN JULIA L	2200 E SKYLINE DR	FLAGSTAFF	AZ	86004	2200 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10825001	MOYZES LAWRENCE JOSEPH & CAROL JEAN	2211 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2211 E FOREST HEIGHTS DR		FLAGSTAFF	AZ	86004	
10825002	RSV BRISTLECONE TRUST DTD 01-25-18	2201 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2201 E FOREST HEIGHTS DR		FLAGSTAFF	AZ	86004	
10802051	SAWASKY JOHN P & KRISTINA MAYA MURRAY	3443 N CHILDRESS ST	FLAGSTAFF	AZ	86004	3443 N CHILDRESS ST		FLAGSTAFF	AZ	86004	
10802104	COLUCCI JILL M	3537 N WAYMAN ST	FLAGSTAFF	AZ	86004	3537 N WAYMAN ST		FLAGSTAFF	AZ	86004	
10802105	REINOSO JACKIE J LIVING TRUST DTD 02-24-14	3538 N WAYMAN ST	FLAGSTAFF	AZ	86004	3229 N RIVIERA WAY		FLAGSTAFF	AZ	86004	
10802106	KERN CAMERON P	3526 N WAYMAN ST	FLAGSTAFF	AZ	86004	3526 N WAYMAN ST		FLAGSTAFF	AZ	86004	
10826009	SPINTI FAMILY TRUST DTD 12-17-04	2130 E SKYLINE DR	FLAGSTAFF	AZ	86004	2130 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10826010A	WILSON GARY WILLIAM	2150 E SKYLINE DR	FLAGSTAFF	AZ	86004	50 RIM TRAIL CIRCLE		SEDONA	AZ	86351	
10826012	INGRAM KASEY IN TRUST FOR	2160 E SKYLINE DR	FLAGSTAFF	AZ	86004	PO BOX 20314		VILLAGE OF OAK CREEK	AZ	86341	
10826013	FLUGSTAD BJORN K & JENNIFER R	2170 E SKYLINE DR	FLAGSTAFF	AZ	86004	2170 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10826014	FOX BRUCE & KATHRIN WALDEN	2180 E SKYLINE DR	FLAGSTAFF	AZ	86004	2180 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10826015	DOUGLAS ALAN G & NANCY S	2179 E SKYLINE DR	FLAGSTAFF	AZ	86004	2179 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10826016	HADEN FAMILY TRUST DTD 08-09-16	2169 E SKYLINE DR	FLAGSTAFF	AZ	86004	2169 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10907006	FLAGSTAFF UNIFIED SCHOOL DISTRICT #1	3401 N FOURTH ST	FLAGSTAFF	AZ	86004	701 N KENDRICK ST		FLAGSTAFF	AZ	86001	
10825007	BRADFORD JOHN & FLOYE H	3653 N STONE CREST ST	FLAGSTAFF	AZ	86004	3653 N STONE CREST ST		FLAGSTAFF	AZ	86004	
10825008	CAIN W & L REVOCABLE TRUST DTD 04-14-03	3661 N STONE CREST ST	FLAGSTAFF	AZ	86004	3661 N STONE CREST ST		FLAGSTAFF	AZ	86004	
10825009	BECKER MARTIN J & LAURA L	3677 N STONE CREST ST	FLAGSTAFF	AZ	86004	3677 N STONE CREST ST		FLAGSTAFF	AZ	86004	
10825010	BUDWIG CHRISTOPHER E	2100 E SKYLINE DR	FLAGSTAFF	AZ	86004	2100 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10825011	BONNER ALAN & SUZANNE	2110 E SKYLINE DR	FLAGSTAFF	AZ	86004	2110 E SKYLINE DR		FLAGSTAFF	AZ	86004	
10825012	KING RANDALL G & BARBARA A	3654 N STONE CREST ST	FLAGSTAFF	AZ	86004	3654 N STONE CREST ST		FLAGSTAFF	AZ	86004	
10825013	MARK RK & BILLO EF LIVING TRUST DTD 07-12-02	3644 N STONE CREST ST	FLAGSTAFF	AZ	86004	3644 N STONE CREST ST		FLAGSTAFF	AZ	86004	
10825014	KRAUSS FAMILY TRUST LJ/T/A DTD 1/7/16	3636 N STONE CREST ST	FLAGSTAFF	AZ	86004	6837 N 4TH AVE		PHOENIX	AZ	85013	
10825015	DE TOLEDO RODRIGO BASTOS	3626 N STONE CREST ST	FLAGSTAFF	AZ	86004	3626 N STONE CREST ST		FLAGSTAFF	AZ	86004	
10825016	MEEKS ERIC V & LEILAH C DANIELSON	3610 N STONE CREST ST	FLAGSTAFF	AZ	86004	3610 W STONE CREST ST		FLAGSTAFF	AZ	86004	
10826001	CHAPMAN DAVID E & ELII O	2283 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2283 E FOREST HEIGHTS DR		FLAGSTAFF	AZ	86001	
10826002	CRANE JESSE M & TRACY	2277 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2277 E FOREST HEIGHTS DR		FLAGSTAFF	AZ	86004	
10826003	FRIEDMAN FAMILY TRUST DTD 05-02-95	2261 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	20091 N 95TH DR		PEORIA	AZ	85382	
10826004	HANSEN DEREK J & MELISSA O	2255 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2255 E FOREST HEIGHTS DR		FLAGSTAFF	AZ	86004	
10912080	BANCROFT SARAH A	1750 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1750 E LINDA VISTA DR		FLAGSTAFF	AZ	86004	
10912082	MANSFIELD JEAN	3380 N HARRIS WAY	FLAGSTAFF	AZ	86004	3380 N HARRIS WAY		FLAGSTAFF	AZ	86004	
10912083	VICKERS MAXINE CH	3400 N HARRIS WAY	FLAGSTAFF	AZ	86004	3400 N HARRIS WAY		FLAGSTAFF	AZ	86004	
10826030	YEE DONALD H	2258 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	1405 N LOMALAI LN		FLAGSTAFF	AZ	86001	
10826031	MAYER JEAN M	3811 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3811 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10826032	PREFONTAINE DANIEL & THERESA	3821 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3821 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10826033	STORJOHANN ANDREW & EMILY	3831 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3831 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10826034	SCHELLEN-RAYMOND FAMILY TRUST UA DTD 04-24-07	3841 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3841 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10826035	GREEN JENNIFER E LIVING TRUST DTD 08-03-17	3840 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3840 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10826036	BAGNATO DAVID LOUIS	3830 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3830 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10826037	BILL CRYSTAL & JOSHUA	3820 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3820 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10826038	RAMOS RUDY JAY & PAMELA ANN	3810 N WOODRIDGE WAY	FLAGSTAFF	AZ	86004	3810 N WOODRIDGE WAY		FLAGSTAFF	AZ	86004	
10912064	MILAZZO MOSES P & KERRY G	1907 E RAINIER LOOP	FLAGSTAFF	AZ	86004	1907 E RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912067	RUGGERI WILLIAM	3515 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	2532 N FOURTH ST NO 304		FLAGSTAFF	AZ	86004	
10912060	FELDER SARA ASHLEY	1919 E RAINIER LOOP	FLAGSTAFF	AZ	86004	1919 E RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912061	CABRAL BRENDAN & JESSICA	1915 E RAINIER LOOP	FLAGSTAFF	AZ	86004	1915 S RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912062	SMITH SHAWN LANE & KATRINA COWEN	1913 E RAINIER LOOP	FLAGSTAFF	AZ	86004	1931 E RAINIER LOOP		FLAGSTAFF	AZ	86004	
10912063	REID LIVING TRUST DTD 05-02-13	1911 E RAINIER LOOP	FLAGSTAFF	AZ	86004	1911 E RANIER LOOP		FLAGSTAFF	AZ	86004	
10912068	DOHERTY LISA A	3505 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	3505 NW RAINIER LOOP		FLAGSTAFF	AZ	86004	

10912069	BOLLARD TRUST AGMT DTD 11/02/90	3485 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	PO BOX 1923	FLAGSTAFF	AZ	86002		
10912070	THOMAS MICHAEL & BETHANY	3475 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	3475 NW RAINIER LOOP	FLAGSTAFF	AZ	86004		
10912071	COX LIVING TRUST DTD 07-10-03	3465 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	3465 NW RAINIER LOOP	FLAGSTAFF	AZ	86004		
10912072	SILVEUS PAUL A & BRENDA E	1910 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1910 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10802004	MCCORD CARLA D	3350 N FOURTH ST	FLAGSTAFF	AZ	86004	1501 HILLSIDE AVE	DOLORES	CO	81323		
10826039	ZUFELT FAMILY REVOCABLE TRUST DTD 10-19-18	2282 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2282 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004		
10827001	GIBBS MATTHEW & HOPE	2299 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2299 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004		
10906001P	COLLIER MONTY J & PAULA JEAN	1801 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1620 N 40TH DR	SHOW LOW	AZ	85901		
10906002	TRINITY HEIGHTS UNITED METHODIST CHURCH	3600 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	3600 N FOURTH ST	FLAGSTAFF	AZ	86004		
10826005	KOMINSKY FAMILY TRUST DTD 08-11-06	2241 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2241 E FOREST HEIGHTS DR	FLAGSTAFF	CO	86004		
10826006	MCELFRESH LORI LEE	2233 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2233 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004		
10826007	ARMSTRONG JOSHUA R	2221 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2221 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004		
10826008	WOOD STEVE JR & DIANA C	2120 E SKYLINE DR	FLAGSTAFF	AZ	86004	2120 E SKYLINE DR	FLAGSTAFF	AZ	86004		
10801006	FOLEY BRENDEN J & ELIZABETH R	3621 N WALKER ST	FLAGSTAFF	AZ	86004	3621 N WALKER ST	FLAGSTAFF	AZ	86004		
10801007	LINN JESUS F & GLORIA	3641 N WALKER ST	FLAGSTAFF	AZ	86004	3641 N WALKER ST	FLAGSTAFF	AZ	86004		
10801001D	PEACE LUTHERAN CHURCH OF FLAGSTAFF INC	3430 N FOURTH ST	FLAGSTAFF	AZ	86004	3430 N 4TH ST	FLAGSTAFF	AZ	86004		
10801001J	FIRST ASSEMBLY OF GOD OF FLAGSTAFF	1991 E ANDES DR	FLAGSTAFF	AZ	86004	3500 N FOURTH ST	FLAGSTAFF	AZ	86004		
10801005	BARTON MARK A	3601 N WALKER ST	FLAGSTAFF	AZ	86004	3601 N WALKER ST	FLAGSTAFF	AZ	86004		
10801008	ZACK PEGGY	3661 N WALKER ST	FLAGSTAFF	AZ	86004	3661 N WALKER ST	FLAGSTAFF	AZ	86004		
10801009	MEILBECK JEFF A	3660 N WALKER ST	FLAGSTAFF	AZ	86004	2532 N 4TH ST NO 229	FLAGSTAFF	AZ	86004		
10801010	LASHER JAMES N & PAMELA E	3640 N WALKER ST	FLAGSTAFF	AZ	86004	2057 W CAMBRIDGE AVE	PHOENIX	AZ	85009		
10801011	DEMARSE KURTIS K & ANGELA K	3620 N WALKER ST	FLAGSTAFF	AZ	86004	8401 N 17TH DR	PHOENIX	AZ	85021		
10801012	PARKER LINDA M & TODD W	3600 N WALKER ST	FLAGSTAFF	AZ	86004	3600 N WALKER ST	FLAGSTAFF	AZ	86004		
10802001	REINOSO JACKIE J LIVING TRUST DTD 02-24-14	3428 N FOURTH ST	FLAGSTAFF	AZ	86004	3229 N RIVIERA WAY	FLAGSTAFF	AZ	86004		
10802002	RAPER GARY R	3416 N FOURTH ST	FLAGSTAFF	AZ	86004	3416 N 4TH ST	FLAGSTAFF	AZ	86004		
10802003	FITTING JASON H & SHANNON R	3404 N FOURTH ST	FLAGSTAFF	AZ	86004	3404 N FOURTH ST	FLAGSTAFF	AZ	86004		
10802103	YAZZIE LEO L & CAROLYN B	3525 N WAYMAN ST	FLAGSTAFF	AZ	86004	3525 N WAYMAN ST	FLAGSTAFF	AZ	86004		
10912084	FLETT JANET M	3420 N HARRIS WAY	FLAGSTAFF	AZ	86004	3420 N HARRIS WAY	FLAGSTAFF	AZ	86004		
10912085	WIEDERHOLT JERE DEAN & SHAWNTEL NOEL	3440 N HARRIS WAY	FLAGSTAFF	AZ	86004	3440 N HARRIS WAY	FLAGSTAFF	AZ	86004		
10912094	MCCORMICK JULIE M	1655 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1655 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10825003	CONWAY CARLEEN M & RICHARD W	3603 N STONE CREST ST	FLAGSTAFF	AZ	86004	3603 N STONE CREST ST	FLAGSTAFF	AZ	86004		
10825004	CLEEK ROBERT L	3613 N STONE CREST ST	FLAGSTAFF	AZ	86004	3613 N STONE CREST ST	FLAGSTAFF	AZ	86004		
10825005	SMITH DAVID R & BRENDA H	3623 N STONE CREST ST	FLAGSTAFF	AZ	86004	3623 N STONE CREST ST	FLAGSTAFF	AZ	86004		
10825006	CHAVEZ PAT S JR & MARY ALICE	2000 E ANDES DR	FLAGSTAFF	AZ	86004	2000 E ANDES DR	FLAGSTAFF	AZ	86004		
10914045	SHEFFER CAROLINE GRACEY REVOCABLE TRUST UA DTD 05-02-13	3385 N HARRIS WAY	FLAGSTAFF	AZ	86004	3385 N HARRIS WAY	FLAGSTAFF	AZ	86001		
10912021	SEDILLO GEORGE JR & SUSAN Y	3504 N ANDES DR	FLAGSTAFF	AZ	86004	3504 N ANDES DR	FLAGSTAFF	AZ	86004		
10912022	HOUCHIN DAVID	3494 N ANDES DR	FLAGSTAFF	AZ	86004	3494 N ANDES DR	FLAGSTAFF	AZ	86004		
10912023	DALE ALAN R & MICHELLE L	3484 N ANDES DR	FLAGSTAFF	AZ	86004	3484 N ANDES DR	FLAGSTAFF	AZ	86004		
10802052	JEFFERSON STEFANIE	3509 N CHILDRESS ST	FLAGSTAFF	AZ	86004	3509 N CHILDRESS ST	FLAGSTAFF	AZ	86004		
10802053	MARY L HORNSBY TRUST UTA DTD 07-12-91	3510 N CHILDRESS ST	FLAGSTAFF	AZ	86004	1010 BROADWAY AVE	NORMAL	IL	61761		
10802054	MITCHELL LAUREN & TIM	3444 N CHILDRESS ST	FLAGSTAFF	AZ	86004	3444 N CHILDRESS ST	FLAGSTAFF	AZ	86004		
10802055	HAMMIT LOIS JONELL LIVING TRUST DTD 06-13-16	3432 N CHILDRESS ST	FLAGSTAFF	AZ	86004	3432 N CHILDRESS ST	FLAGSTAFF	AZ	86001		
10802050	LIZOTTE QUINN & EMILY	3431 N CHILDRESS ST	FLAGSTAFF	AZ	86004	3431 N CHILDRESS ST	FLAGSTAFF	AZ	86004		
10802024	SCHRADER TIMOTHY S & CHERYL A	3417 N DYER ST	FLAGSTAFF	AZ	86004	3417 N DYER ST	FLAGSTAFF	AZ	86004		
10802025	WOOD LEONARD A	3429 N DYER ST	FLAGSTAFF	AZ	86004	3429 N DYER ST	FLAGSTAFF	AZ	86004		
10802026	HANSEN E ROGER & CONNIE M	3441 N DYER ST	FLAGSTAFF	AZ	86004	3441 N DYER ST	FLAGSTAFF	AZ	86004		
10802027	MONTELONGO RODRIGUEZ J REFUGIO & JENILLE	3442 N DYER ST	FLAGSTAFF	AZ	86004	3442 N DYER ST	FLAGSTAFF	AZ	86004		
10802028	YARBOROUGH RICHARD F	3430 N DYER ST	FLAGSTAFF	AZ	86004	3214 CEDARSIDE CT	BELLINGHAM	WA	98226		
10802029	PERRINS JAKE C & REBECCA K BERESIC-PERRINS	3418 N DYER ST	FLAGSTAFF	AZ	86004	3418 N DYER ST	FLAGSTAFF	AZ	86004		
10802030	CAYTON ROBERT B & JUDITH A	3406 N DYER ST	FLAGSTAFF	AZ	86004	3406 N DYER ST	FLAGSTAFF	AZ	86004		
10802130	TIMECHE JOAN	3563 N WALKER ST	FLAGSTAFF	AZ	86004	2753 N PACIFIC DR	TUCSON	AZ	85705		
10912102	HARRIS KURTIS J & JULIE E	1660 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1660 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10912103	DESIMONE PIERO G	1650 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1650 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10912104	ROUSTAN LIVING TRUST DTD 12-19-97	1640 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1640 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10912105	CHANCELLOR WLLIAM WALKER & CARLY TYSON	1530 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1530 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10912106	COMER JOHN T	1520 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1520 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10912107	KEBERLEIN PAMELA ANN	1510 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1510 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10912108	SETTLES JAMES DALE & SUSAN KAY	1500 E APPALACHIAN RD	FLAGSTAFF	AZ	86004	1500 E APPALACHIAN RD	FLAGSTAFF	AZ	86004		
10826017	HARKNESS DONALD & MARGARET FAMILY TRUST DTD 09-18-15	2155 E SKYLINE DR	FLAGSTAFF	AZ	86004	2155 E SKYLINE DR	FLAGSTAFF	AZ	86004		
10826018	ZERYLNICK EDWARD P LIVING TRUST DTD 6-27-18	2141 E SKYLINE DR	FLAGSTAFF	AZ	86004	2141 E SKYLINE DR	FLAGSTAFF	AZ	86004		
10826019	SAWULSKI THEODORE J & JENNIFER R	2133 E SKYLINE DR	FLAGSTAFF	AZ	86004	2133 E SKYLINE DR	FLAGSTAFF	AZ	86004		
10826020	MORRIS DONALD W & JO A	2121 E SKYLINE DR	FLAGSTAFF	AZ	86004	2121 E SKYLINE DR	FLAGSTAFF	AZ	86004		
10826021	LUNA RONALD R & SUSAN	2113 E SKYLINE DR	FLAGSTAFF	AZ	86004	2113 E SKYLINE DR	FLAGSTAFF	AZ	86004		
10826022A	GIOVALE DANIEL & MELISSA REVOCABLE LIVING TRUST DTD 10-05-15	2224 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004	2224 E FOREST HEIGHTS DR	FLAGSTAFF	AZ	86004		
10826024A	MCQUILLAN RAMNIK K FAMILY TRUST DTD 05-25-17	3721 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004	2182 SPANISHGATE CT	SAN JOSE	CA	95132		
10826025	HARRIS JAMES E JR	3733 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004	2532 N FOURTH ST	FLAGSTAFF	AZ	86004		
10826026	CLINE LIVING TRUST DTD 07-09-13	3730 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004	3730 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004		
10826027	SUEDKAMP MICHAEL J	3720 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004	3720 KINGSWOOD WAY	FLAGSTAFF	AZ	86004		
10826028	SCHWARTZ ELISABETH J	3710 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004	3710 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004		
10826029	MATHEWS DAVID P & ELIZABETH M	3700 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004	3700 N KINGSWOOD WAY	FLAGSTAFF	AZ	86004		
10912065A	GARDINER JEREMY L & PATRICIA A	3519 NW RAINIER LOOP	FLAGSTAFF	AZ	86004	3519 NW RAINIER LOOP	FLAGSTAFF	AZ	86004		
10801015	LEVERINGTON 2015 FAMILY TRUST DTD 06-22-15	3585 N WAYMAN ST	FLAGSTAFF	AZ	86004	2458 N WHISPERING PINES WAY	FLAGSTAFF	AZ	86004		
10801020	LINDA VISTA PARK HOMEOWNERS ASSOC INC	3549 N WAYMAN ST	FLAGSTAFF	AZ	86004	419 W ASPEN AVE	FLAGSTAFF	AZ	86001		
10801016	HISER KYLE M	3586 N WAYMAN ST	FLAGSTAFF	AZ	86001	3586 N WAYMAN ST	FLAGSTAFF	AZ	86001		
10801017	SEAMAN L SCOTT & ALISON N	3574 N WAYMAN ST	FLAGSTAFF	AZ	86004	3574 N WAYMAN ST	FLAGSTAFF	AZ	86004		
10801018	CRANE JOSHUA N	3562 N WAYMAN ST	FLAGSTAFF	AZ	86004	3562 N WAYMAN ST	FLAGSTAFF	AZ	86004		
10801013	HIGH COUNTRY TREE HOUSE LLC	3561 N WAYMAN ST	FLAGSTAFF	AZ	86004	2420 N 3RD ST NO C	FLAGSTAFF	AZ	86004		
10801014	STATHAM MARK & JENNIFER	3573 N WAYMAN ST	FLAGSTAFF	AZ	86004	3307 N PATTERSON DR	FLAGSTAFF	AZ	86004		
10801019	TRUSTED INVESTMENT ASSOCIATES LLC	3550 N WAYMAN ST	FLAGSTAFF	AZ	86004	1137 N CONIFER RD	FLAGSTAFF	AZ	86001		
10801001V	MOUNTAIN VIEW BAPTIST CHURCH	2150 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	2150 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10907007V	GARCIA FRANK FAMILY REVOCABLE TRUST AMENDED 07-21-08		FLAGSTAFF	AZ	86004	1949 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10907007W	SEDILLO RALPH B & BEATRICE I		FLAGSTAFF	AZ	86004	1955 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10907007Y	JOHNSON HARPER P		FLAGSTAFF	AZ	86004	322 SUTHERLAND PL	MANITOU SPRINGS	CO	80829		
10912008B	CASH LIVING TRUST DTD 06-16-14	1943 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1943 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10912006B	PAFFENBARGER T LINK & JANET M	1931 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	3145 E CHANDLER BLVD STE 110	PHOENIX	AZ	85048		
10912005A	WITTEKIND JAMES & KATIE	1925 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1925 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10912004A	GANTENBEIN KASPAR & YVONNE	1919 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1919 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10912003A	KEATON CHEREKA	1913 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1913 E LINDA VISTA DR	FLAGSTAFF	AZ	86004		
10906001F	KINDER MORGAN		FLAGSTAFF	AZ	86004	PO BOX 4372	HOUSTON	TX	77210-4372		
10906001E	KINDER MORGAN		FLAGSTAFF	AZ	86004	PO BOX 4372	HOUSTON	TX	77210-4372		

"Registry of Persons and Groups"
As Required in Zoning Code Section 10-20.30.080.B

Last updated: September 14, 2018

Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, AZ 86002
info@friendsofflagstaff.org
(928) 556-8663

Northern Arizona Building Association
1500 East Cedar Avenue, Suite 86
Flagstaff, AZ 86004
tbociung@nazba.org
(928) 779-3071

Northern Arizona Association of Realtors, Jeffrey Herd
1515 East Cedar Avenue, Suite C-4
Flagstaff, AZ 86004
naarflag@nazrealtor.com and
naargovaffairs@outlook.com
(928) 779-4303

Tish Bogan-Ozmun
5271 Mt. Pleasant Drive
Flagstaff, AZ 86004
tishflagstaff@gmail.com

Marilyn Weissman
1055 East Apple Way
Flagstaff, AZ 86001
(928) 779-5323
Missymoet@aol.com

Maury Herman
Coast and Mountain Properties
3 North Leroux Street
Flagstaff, AZ 86001
(928) 779-6211
mherman@coastandmountain.com

Nat White
1120 North Rockridge Road
Flagstaff, AZ 86001
white@lowell.edu

Charlie Silver
720 West Aspen Avenue
Flagstaff, AZ 86001
Cws720@gmail.com

Betsy McKellar
330 S Ash Lane
Flagstaff, AZ 86004
birdvest8@gmail.com

David Carpenter
1715 E Trade Winds Court
Flagstaff, AZ 86005
dc@hopeaz.com

Dorenda Coleman
Arizona Army National Guard, AZAA-FMO
5636 E McDowell Rd, M5330
Phoenix, AZ 85008
dorenda.j.coleman.nfg@mail.mil

Mary Beth Dreusike
US Navy, Intergovernmental Branch
850 Pacific Highway
Building 1 – 5th Floor, Suite 513
San Diego, CA 92101
marybeth.dreusike@navy.mil

Celia Barotz
3354 N Crest Street
Flagstaff, AZ 86001
cbarotz@gmail.com

Norm Wallen
3716 N Grandview
Flagstaff, Az 86004
normwallenflg@gmail.com

Emily Allen
Po Box 4092
Flagstaff, Az 86011
Emily.Allen@nau.edu

AZ10-079 Bushmaster- AZ2 Weitzel
Neighborhood Meeting, 01/30/2019 @ 6:00PM
Sign-in

Name	Address	Phone	Email
ERIC GREEN	1795 E. Appalachian	—	—
Carrie Warman	1785 E. Appalachian Rd.		
Juliana Suby	1790 E. Appalachian Rd		juliana.suby@gmail.com
Diane Rechel	1585 E Everest Dr	928.225.0483	Diane.Reehil@nau.edu
Michael Heveright	3585 N Waryman St	775-721-9945	michael@edtech-tech ed.com
Robert Vane	2201 E. Forest Heights Dr	928-266-2365	ourvane@gmail.com
Lina Wallen	3716 N. Boardview Dr	928-853-6603	
Josh Melissa Armstrong	2221 E Forest Heights	928 221 9853	mj.armstrong2@gmail.
Judith Waugh	3876 N Forest Brook	928 527-0455	Waughjudeth1@gmail
Don Morris	2121 E. Skyline Dr	(717 557-3153	cxringfocus@yahoo.com
Carol Morris	2121 E Skyline Dr		
Eric Kolvig	1937 E Anderson Dr.	928-266-0586	ejkolvig@gmail
Mark Spinti	2130 E Skyline Dr	—	ismoose@yahoo.com
TIFFANY ANTOL	201 W. Aspen	928-213-2608	tantal@flagstaffaz.gov

AZ10-079 Bushmaster- AZ2 Weitzel
Neighborhood Meeting, 01/30/2019 @ 6:00PM
Sign-in

Name	Address	Phone	Email
STEVE GALLOWAY	3923 N. PARADISE	928-225-0100	
Ashley Christian	2290 E Forest Heights DR	(928) 607-2364	AshleyChristian790@yahoo.com
John Bradford	3653 N Stone Crest	928-774-9486	jbbradford@gmail.com
T Landrith	3475 N Andoc	928-774 2457	

AZ10-079 Bushmaster- AZ2 Weitzel
Neighborhood Meeting, 01/30/2019 @ 6:00PM
Sign-in

Name	Address	Phone	Email
Keith McClanahan	5160 W. Kittie Ln		5160KJ@gmail.com
Sandra Skibbe	11775 N Copeland Ln		
ADRIAN SKABELUND	310 W Pine Ave	928-556-2261	askabelund@AZDailysun.com
CINDY PAYNE	3920 N. AROSA	928-266-2462	
Ron Auler	2929 E Matterhorn Dr	—	auler213@yahoo.com
Cecelia Landrith	3475 N. Andes Dr	928-774-2457	CTlandrith@yahoo.com
Donna Fosberg			
BOB O'REILLY	3851 N. Coast Breeze	928 699-6393	BOBOREILLY@comm.com
Alan Adams	4955 Schultz Pass Rd	928 607 2312	
Sara Kamin	3900 E Coyote	928 527 8073	SAKNDRK@npgcable.com
Evelyn Billo	3644 N. Stone Crest St	928-526-3625	ebillo@aol.com
Diane Traylor	3833 N. Steves	928-607-1368	diane.e.traylor@gmail
Helen Stephens	3361 E. Swiss Rd		
Janet Sliva	3460 n. Schaffer Ln		J.sliva@juno.com
Piero Desimone	1650 E Appalachian rd		Flagpiero@yahoo.com
V Fairchild	616 W Cherry	—	
Ed Zenglick	2141 E Skyline Dr.	928-606-5923	EZ4321@gmail.com
Julie Harris	1610 E Appalachian	214 8653	
Ginger Van Divier	3814 N. Forest Brook St.	928 525-4633	brightmoonfire@gmail.com
mike mcmullan	3814 N. Forest Brook St.	928 525-4632	"
Jacqueline Muehlbauer	2114 N Deer Crossing	928-202-735	Nothregal04@gmail
Michael Stoddard	1790 E. Appalachian Cir	973 213-1383	mike.stoddard@nau.edu
ALAN BONNER	2110 E. Skyline	928 522 8320	bonnerform@aol.com
SUZANNE BONNER	"	"	
Sherry J. Cornforth	1795 E Appalachian	928-600-6960	sherrycornforth@gmail.com
Jennifer Flugstad	2170 E. Skyline Dr.	928-606-3075	flugstadj@aol.com
Bjorn Flugstad	2170 E. Skyline Dr	928 600 3089	bflugstad@aol.com
John Paul Roccaforte	1110 E. Appalachian Rd.	928 699 7213	jproccaforte@gmail.com

AZ10-079 Bushmaster- AZ2 Weitzel
Neighborhood Meeting, 01/30/2019 @ 6:00PM
Sign-in

Name	Address	Phone	Email
Gib Auler	2929 E. Mallerhorn Dr. Flag	~~928~~-520-548-0168	
ROBERT MARK	3644 N STONECREST	9285263625	RMARK@INFOMAGIC.NET
Teresa Peterson	1475 E. Appalachian Rd, Flag	928-350-5168	mtahome8@gmail.com
~~Elizabeth Bowman~~	1679 " "	928-774-3567	ebrownbowman@gmail.com
Mary McFall	~~2141~~ 2141 E Skyline Dr. 86004	720-537-5824	mary.mcfall2@msn.com
Joe MEEHAN	6885 Columbine, Bldg	928-607-0738	meehanj7@yahoo.com
Gustafson	648 N Pinecliffs Dr 86		
Brooks Hart	1785 E. Appalachian Dr.	928 440-5165	brooks_hart@hotmail.com
Jeanette Macauley	3445 N. Schaffer Ln	928 774 2045	macauley@npgcable.com
Michael Mawhinney			
Tom Cornforth	1935 E Appalachian Flag	928 600 6545	
Leilah Danielson	3610 N. Stone Crest Flag 8600	928-863-1068	
Sue Ordway	1645 E. Appalachian Rd Flag	928-221-3990	sue.ordway@gmail.com
Bennett Edgerly	3474 N. Andes Dr.	760 208 5395	Bennett.Edgerly@gmail.com
Sara Alemañ	4920 E. Mt. Pleasant	928-522-8562	sara.alemañ@yahoo.com
Danika Danker	1323 E Hatcher Dr 86001	717-433-4535	Danika.Danker@gmail
David Danker	" "	630-809-4809	dwdanker@hotmail.com
David Bagnato	3830 N Woodridge Way	928 699 5402	Bags4440@gmail
Stephanie Galloway	3923 N. Paradise 86004	928.527.4526	stephjyg@gmail.com

City of Flagstaff
Neighborhood Meeting
January 30th, 2019 at 6pm
LOCATION OF MEETING:
Trinity Heights Methodist Church
PURPOSE OF MEETING:
Conditional Use Permit for Stealth Monopine Wireless Facility
GENERAL LOCATION: Trinity Heights United Methodists Church
SIZE OF SITE: 900 sq. ft.
CASE #: PZ-18-00111-02
APPLICANT/CONTACT:
Michelle Lamoureux, Pinnacle Consulting, Inc. c/o Sun State Towers & Verizon Wireless
PHONE: 480 664 9588 x220
Planning & Development Services Department: 928-213-2600
Posting Date: 12/21/2018

City of Flagstaff
Neighborhood Meeting
January 30th, 2019 at 6pm
LOCATION OF MEETING:
Trinity Heights Methodist Church
PURPOSE OF MEETING:
Conditional Use Permit for Stealth Monopine Wireless Facility
GENERAL LOCATION: Trinity Heights United Methodists Church
SIZE OF SITE: 900 sq. ft.
CASE #: PZ-18-00111-02
APPLICANT/CONTACT:
Michelle Lamoureux, Pinnacle Consulting, Inc.
c/o Sun State Towers & Verizon Wireless
PHONE: 480 664 9588 x220
Planning & Development Services Department: 928-213-2600
Posting Date: 12/21/2018

Eric Hurley

From: Krystall Scheer <signarama@corebridge.net> **On Behalf Of** Krystall Scheer
Sent: Thursday, January 17, 2019 4:39 PM
To: Chris Curiel <chris.curiel@pinnacleco.net>
Subject: Invoice/Completion Photo

Hi Chris,

Attached is your invoice and completion photo. Please let me know if you have any questions.

Thank you,
Krystall Scheer
signarama@sarflagstaff.com

(3) A summary of concerns, issues, and problems expressed during the neighborhood meeting, including: **Below is the Agenda provided for the neighborhood meeting along with notes of comments received at the neighborhood meeting.**

(a) The substance of the concerns, issues, and problems: **Below is the Agenda provided for the neighborhood meeting along with notes of comments received at the neighborhood meeting.**

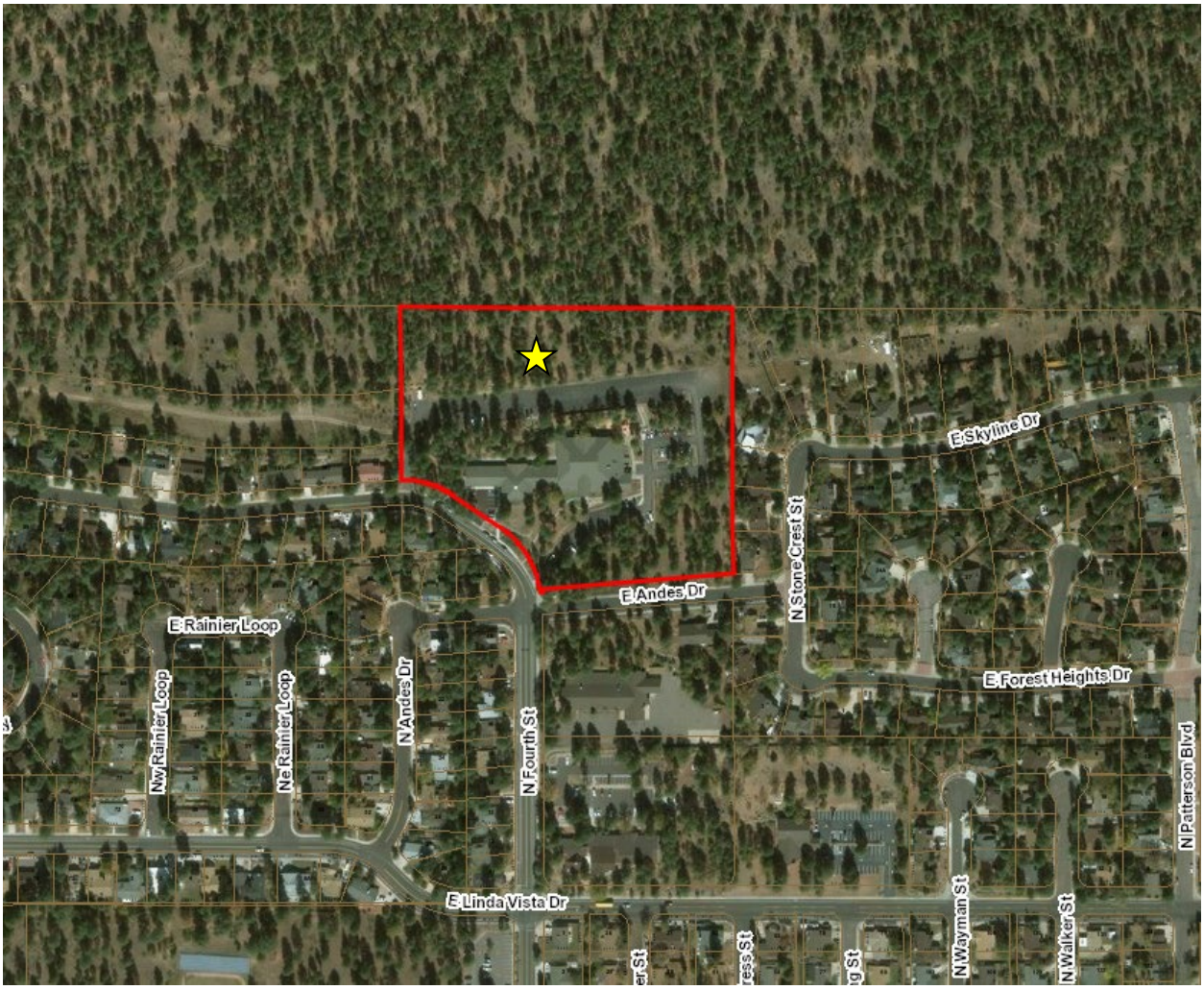
(b) The applicant's response to the comments received at the public meeting. The applicant's responses shall be included on the site plan, illustrative plan, other planning document, and/or in an associated report. If public comments are not included in any of these documents, an explanation why they were not included must be provided: **Below is the Agenda provided for the neighborhood meeting along with notes of comments received at the neighborhood meeting.**

Agenda

AZ2 Weitzel Neighborhood Meeting – 01/30/2019

A. Overview of the Verizon Wireless Communication Facility. This project is deemed necessary due to capacity issues. A new site is needed to provide capacity coverage in building and in vehicle. A mono-pine located at the rear of the church has been deemed the least intrusive means to meet this network objective. The proposed mono-pine will be 60’ in height to top of steel. The site will be enclosed with a CMU block wall, the size of the compound is 30’x30’ approximately 3-4 parking spaces.

B. Approximate Location of the Project. Final determination will be once all easements (recorded and unrecorded) are validated.



C. Additional Information in regards to Health and Safety:

Verizon complies with FCC safety standards on RF emission. Verizon takes its compliance obligations seriously and has implemented a comprehensive RF safety compliance program.

The FCC provides information about the safety of RF emissions from cellular base stations on its website at: http://www.fcc.gov/oet/rfsafety/rf-faqs.html

The American Cancer Society has conducted several studies you can find them here: http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers

The World Health Organization is an additional agency you can look to for scientific studies on RF health effects.

D. Real Estate Value websites:

http://www.rootmetrics.com/en-US/content/home-buying-wish-list-70s-appliances-out-good-mobile-signal-in

http://www.pewinternet.org/fact-sheet/mobile/

My contact information: Michelle Lamoureux 480-664-9588 ext. 230 or michelle.lamoureux@pinnacleco.net

E. Questions/Comments

Project #PZ 18-00111/AZ2 Weitzel

Project Address: 3600 N 4th Street/APN: 109-06-002

Neighborhood Meeting Summary Notes January 30, 2019

The neighborhood meeting started with prepared remarks delivered by Michelle Lamoureux, Site Development, Pinnacle Consulting and Steve Kennedy, RF Engineer, Biwabkos Consultants. The initial presentation is a basic level of what site selection entails, RF need and safety. Following the presentation, it is opened to a discussion where neighbors can ask questions they may have regarding the site. During Steve Kennedys RF presentation a neighbor interrupted with a statement and the discussion period began without completing the RF presentation. The RF presentation would have covered Verizon's gap in coverage and how this specific tower would correct the issue.

1) Alan Bonner – (Statement) Planning and zoning doesn't consider health factor, he questioned why the presentation was providing health and safety information. He also disputed that tower would cover East Lockett Road and thought the location was incorrect for Verizon's service needs.
    a) Steve Kennedy – Started to respond but was interrupted with a question regarding FCC standards.
2) Unnamed Neighbor – (Question) The study the FCC uses is over 20 years old and she questioned the age of the test that the FCC uses to limit power from cell towers.
    a) Steve Kennedy – Explains the towers are tested annually to make sure they are meeting FCC standards for safe emissions (unnamed citizen) interrupts to dispute age of study again.
3) Unnamed Neighbor – (Question) Why did the presentation addresses health when the jurisdiction cannot use health as a determining factor.
    a) Michelle Lamoureux – Explains that most neighbors are concerned about health effects and the presentation was trying to address these concerns since the Planning and Zoning Board could not address them.
4) Alan Bonner – (Statement) The discussion of health is a smoke screen and presenters are trying to confuse the residents in to going to planning zoning and making the issue about health. (Brooks Hart) Interrupts and says there is a health concern because the site is being built near pipelines.
5) Alan Bonner – (Question) Why isn't the tower built near Switzer Mesa (SP) and the proposed VA facility? Then questions coverage from the site and again states presenters are trying to confuse neighbors.
    a) Michelle Lamoureux – Explains that Verizon doesn't build sites that are not critical to their network operation, it is also cost prohibitive to build towers that are not needed. She explains how RF looks at coverage maps and loading of towers to determine where deficiencies are located.
6) Wayne Slaughter – (Question) What alternative candidates were reviewed and why was this candidate chosen as a preferred site?
    a) Michelle Lamoureux – Explains site is disfavored because zoning is residential. RF doesn't look at city zoning codes they only look at RF needs. Which is why companies like Pinnacle are hired to

do due diligence on the RF search rings. Other candidates that were reviewed were other churches and schools. This site is the best candidate for RF objective, ability to locate it away from residences and forest that will allow the site to blend in to the surroundings.

7) Brooks Hart – (Statement) Claims that consultants' jobs are to find difficult areas to locate towers in because if built in favorable areas work would dry up.
8) Juliana Suby – (Statement) Mentions the site is also disfavored because of natural trails and mentions the Mount Elden environmental study area is close to the tower.
9) Bennett Edgerly – (Statement) Says his question has been asked and he is leaving.
10) Inaudible question
11) Juliana Suby – (Statement) Explaining the zoning code after inaudible question from another neighbor.
12) Eric Green – (Statement) Explains pipeline safety, mentions that cell towers catch fire unexpectedly and mentions videos of gas line explosions online.
13) Alan Adams – (Statement) Speaks to drilling under the pipeline. He has experience digging under the pipeline as a construction worker. He thinks pipeline needs to be treated with respect, but Kinder Morgan watches every step of construction around pipeline to minimize accidents.
14) Carrie Warman – Works on pipelines as environmental biologist. She speaks of her experience working near pipelines. Mentions safety of exposing existing pipeline. Says pipelines weren't caught in zoning drawings.
    a) Michelle Lamoureux – Responds that easements of pipelines are not address at zoning but at construction of the site.
15) Michael McMullan– (Statement) Spoke of a blevy in Kingman a few years ago, said if the pipeline blows its taking out a mile in any direction.
    a) Michelle Lamoureux – Responds that in theory nothing should be built around the pipeline, not homes, churches, parking lots but they are and Kinder Morgan has thousands of miles of pipeline with structures built around them.
16) Donna Fosberg – (Statement) she thanks everyone for attending and how long she has been a member of the community. (Question) What qualifications does the applicant need to meet to go in a residentially zoned area?
    a) Michelle Lamoureux – Responds that the site will meet all the city requirements in their ordinance for a site in a residential zone.
17) Brooks Hart – (Statement) Applicant must prove that this site is the only option available to meet the RF objective. Does not believe applicant has proven it.
18) Bob Whorl – Mentions new studies on RF and Ramazzani Study regarding cell phone radiation.
    a) Steve Kennedy – Asks a follow up question on the study, does he know what the study reclassified RF Emissions as? (attendant didn't know the answer) Steve mentions study reclassified RF to same substance as coffee and dismissed the findings.
19) Juliana Suby – (Statement) Makes a comment about coffee and questions time restriction on neighborhood meeting.
    a) Michelle Lamoureux – Responds that the meeting is operating under time constraints and that only an allotted amount of time was designated by the church for the meeting.
20) Teresa Peterson – (Statement) Makes a comment about the time frame then questions motives because time is limited.

a) Michelle Lamoureux - Responds that we are readdressing the same issue over and over again which is reducing the time for new questions.

21) Teresa Peterson – (Question) What responsibility are presenters and Verizon willing to take if kids end up with cancer?
    a) Michelle Lamoureux – Responds that Verizon follows federal regulations on safety along with annual testing to make sure site is meeting federal guidelines.
22) Janet Sliva – (Questions) What happens if tower is outdate in a few year, who's responsibility is it to remove tower at that point?
    a) Michelle Lamoureux – Responds that the responsibility is on tower owner to remove the tower if it is no longer active. Steve Kennedy says subscriber base is using 4G and won't be out dated for years.
23) Eric Kolvig – (Question) Mentions previous Ramazzani study. Why can't presenters respond to facts (from other countries) with facts.
    a) Michelle Lamoureux – Responds he provided her with a study done in a foreign country. The operations in the United States fall under FCC guidelines and Verizon meets those safety guidelines.
24) Unnamed neighbor – (Question) Asks how many towers have been built in flagstaff in the last 10 years? How many are in residential areas and are consultants incentivized to put them in residential areas?
    a) Michelle Lamoureux – Responds consultants are not incentivized, that carriers only build where there is a need. Unsure how many Verizon has built, Pinnacle has built 3-4.
25) Donna Fosberg – (Question) Are cell sites placed on schools?
    a) Michelle Lamoureux – Yes, many schools.
26) Juliana Suby – (Statement) Mentions another tower being approved and Verizon needs to collocate at Hunts Lumber.
27) Inaudible question
    a) Michelle Lamoureux - Explains how search rings work and how site locations are determined.
28) Unnamed Neighbor – (Question) Why we don't look at commercial as opposed to residential?
    a) Michelle Lamoureux – Again explains that we prefer commercial, but the need for this site is in a primarily residential area.
29) Donna Fosberg – (Statement) Schools being paid and the church is getting fair rent.
30) Brooks Hart – (Statement) The forest is the largest ponderosa forest and can reach to Utah without needing a phone.

**Derogatory Statements that were shouted at the presenters were left out of the summary.

Meeting Adjourned

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.

PZ-18-00111-02

Application does not meet zoning code requirements for approval

Reasons the application should not be approved:

- The conditional use permit is not consistent with the objectives of the Zoning Code
- Result in property devaluation.
- Potentially detrimental to the public health, safety and welfare.

Applicant has not considered and adequately addressed the following:

- The need for an additional cell tower at the proposed location;

Modifications to existing sites

Alternative sites THAT EXIST in favorable zones;

The availability of 1 or more BUILT and UNOCUPIED TOWER(S).

Zoning Code – Section, 10-40.60.310 Application does not meet the following requirements:

- Section A.4 - . Maximizing use of existing and future towers to minimize the number of towers needed to serve the City;
- Section A.5 - Locating telecommunications facilities away from residential neighborhoods and historical sites whenever feasible;
- Section E.3 – Applicants proposal includes an incompatible development in a disfavored site without providing sufficient support, justification and documentation;

The chosen location is a disfavored site:

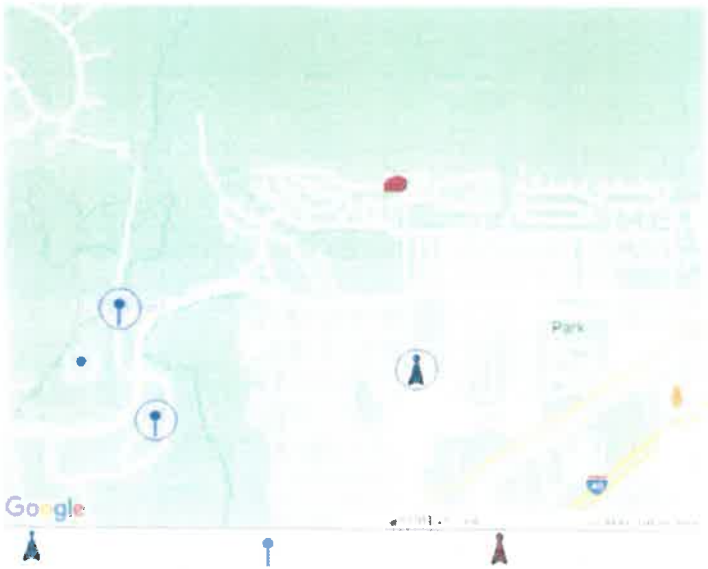
- Residential neighborhoods.
- Scenic locales. Any site along an exposed ridgeline, a public trail, public park, or other outdoor recreation area is a disfavored site

Applicant failed to justify why they are using a disfavored site

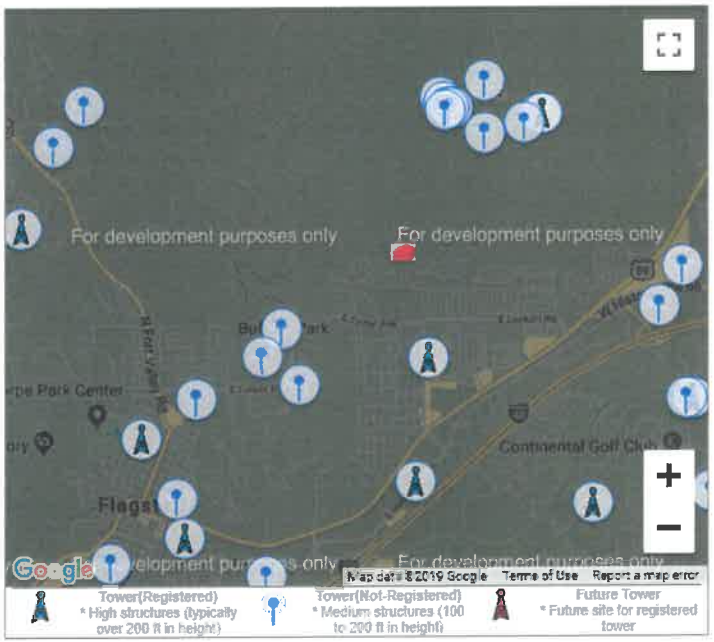
- Did not provide a map showing all preferred sites in the area.
- Did not provide justification as to why they are not proposing a preferred site, including:
  - the best efforts made to secure each of the preferred sites, and
  - why such efforts were unsuccessful, and
  - why each of the preferred sites is not technically or legally feasible

Applicant continually provided incomplete and misleading information

Applicant Provided



Actual Tower Locations



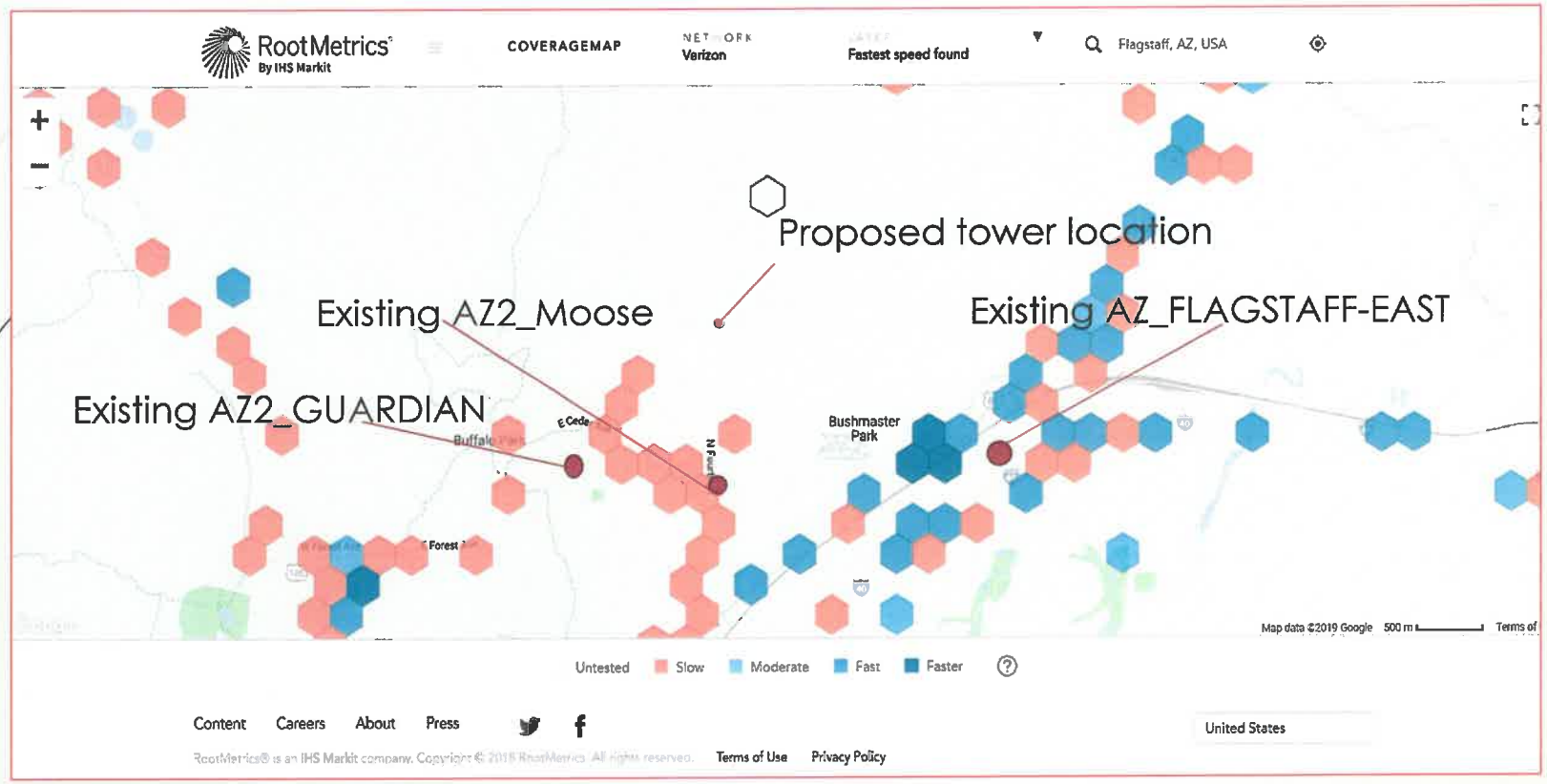
Project Proponent – Stated Objectives:

Offload AZ2_FLAGSTAFF-EAST Gamma Sector

- Sectors facing into area are overloaded, connection demands and low throughput per user.

- New site needed to provide capacity in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas.

How does this support an overloaded sector? This supports an incomplete data set and lack of valuable information.



Applicant cherry-picked data

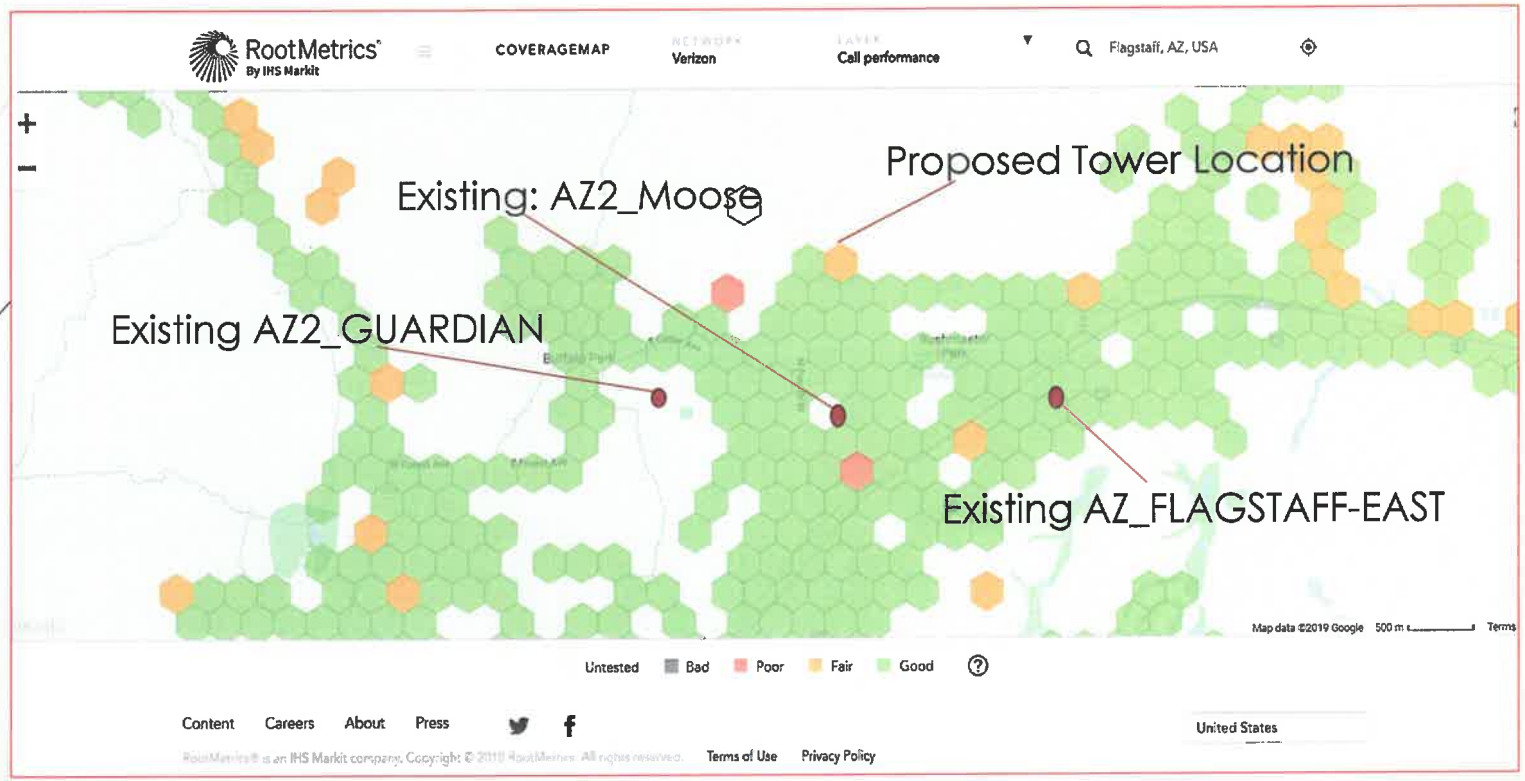
Open Signal – Coverage Map

verizon

2018

Open Signal is a free app, available from the Google Play store. The app is dependent upon user-provided data. This image does not support poor coverage in this area, it does indicate that not too many people are using the app and that there is a lot of missing data.

Applicant didn't use this RootMetrics map because it shows sufficient existing coverage

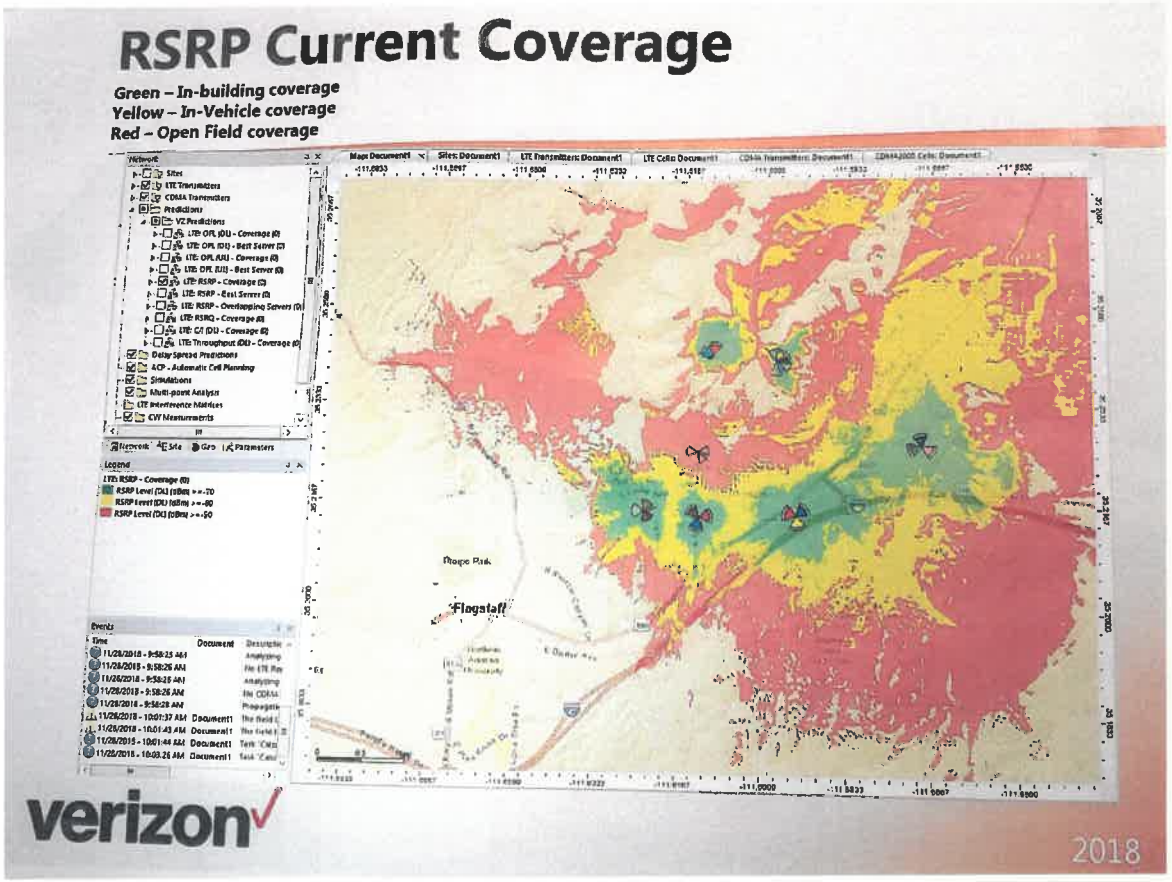


Applicant Claims Poor Coverage

Fabricated Information is misleading and not based on real-world testing.

Sidebar Information:

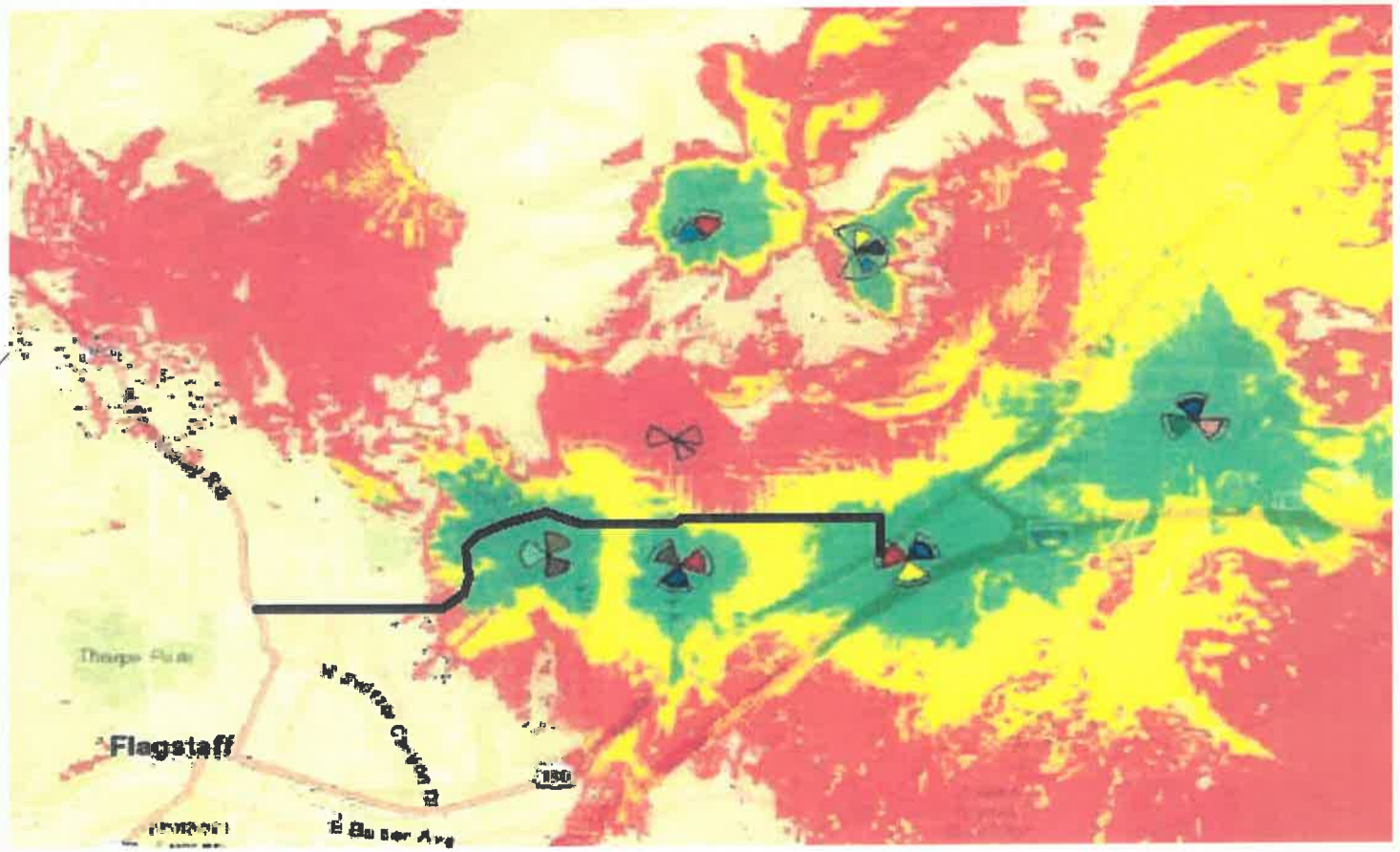
- VZ "Predictions" (modeling)
- "Simulations
- Fabricated Coverage Indicators for LTE Network
  - Green = -70 dBm (-100)
  - Yellow -80 dBm (-120)
  - Red = - 90 dBm (< -120)



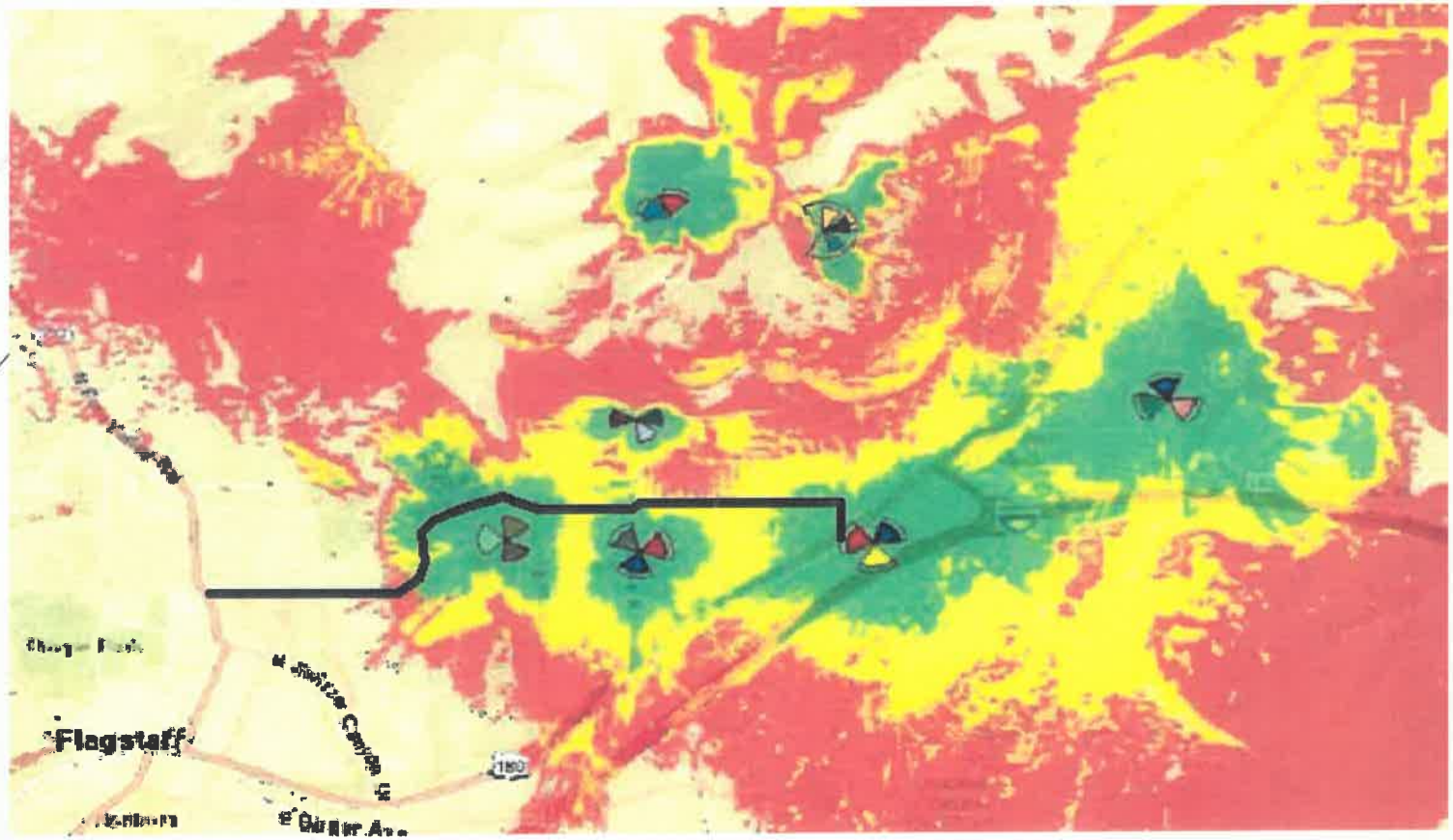
Applicant did not provide support that the site will meet the objective

- New site needed to provide capacity in-building and in-vehicle coverage along East Lockett Road as well as surrounding residential and shopping areas.
- Existing towers (AZ2_MOOSE & AZ2_GUARDIAN) are already closer to these areas.
- NOTE: Shopping Areas would be a preferred location for zoning and planning purposes and should be considered in lieu of the proposed location.

RSRP Current Coverage



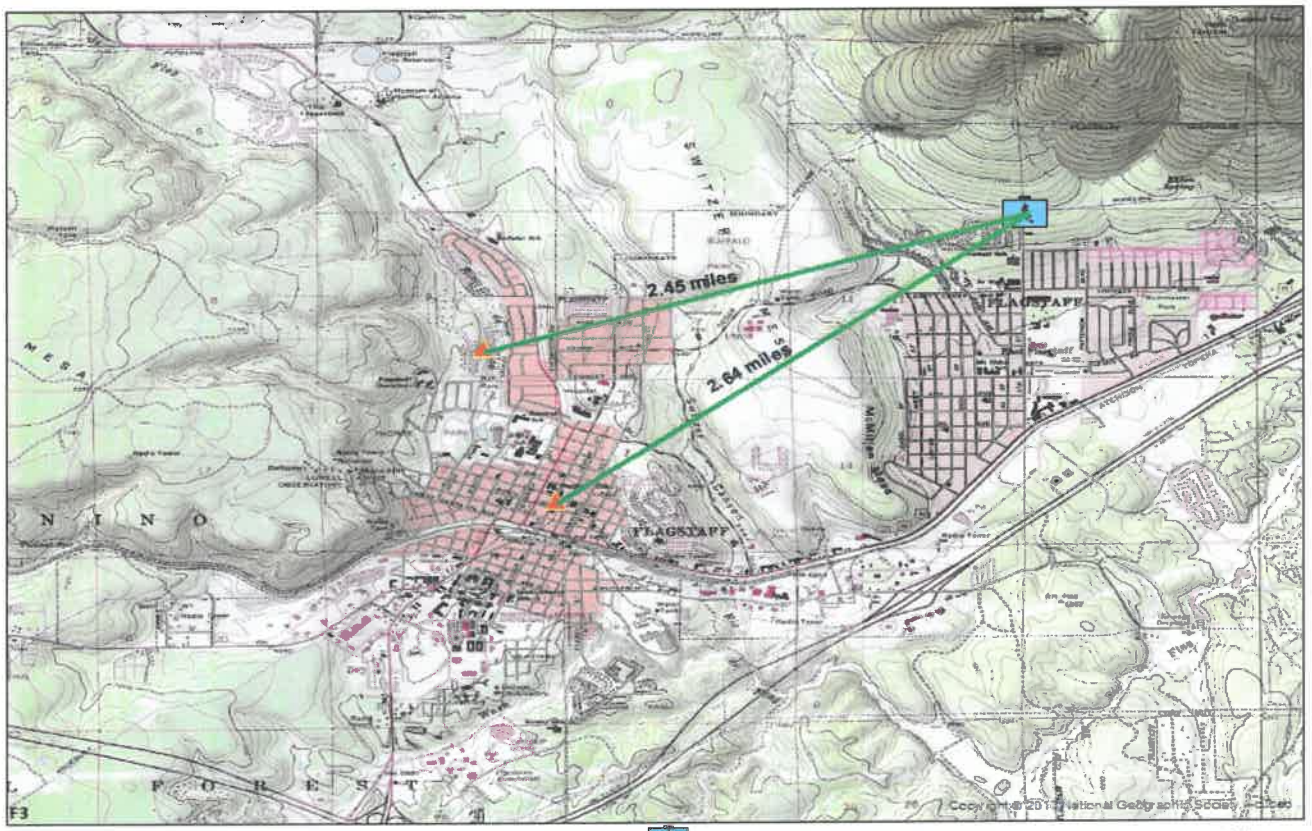
RSRP Coverage with new site



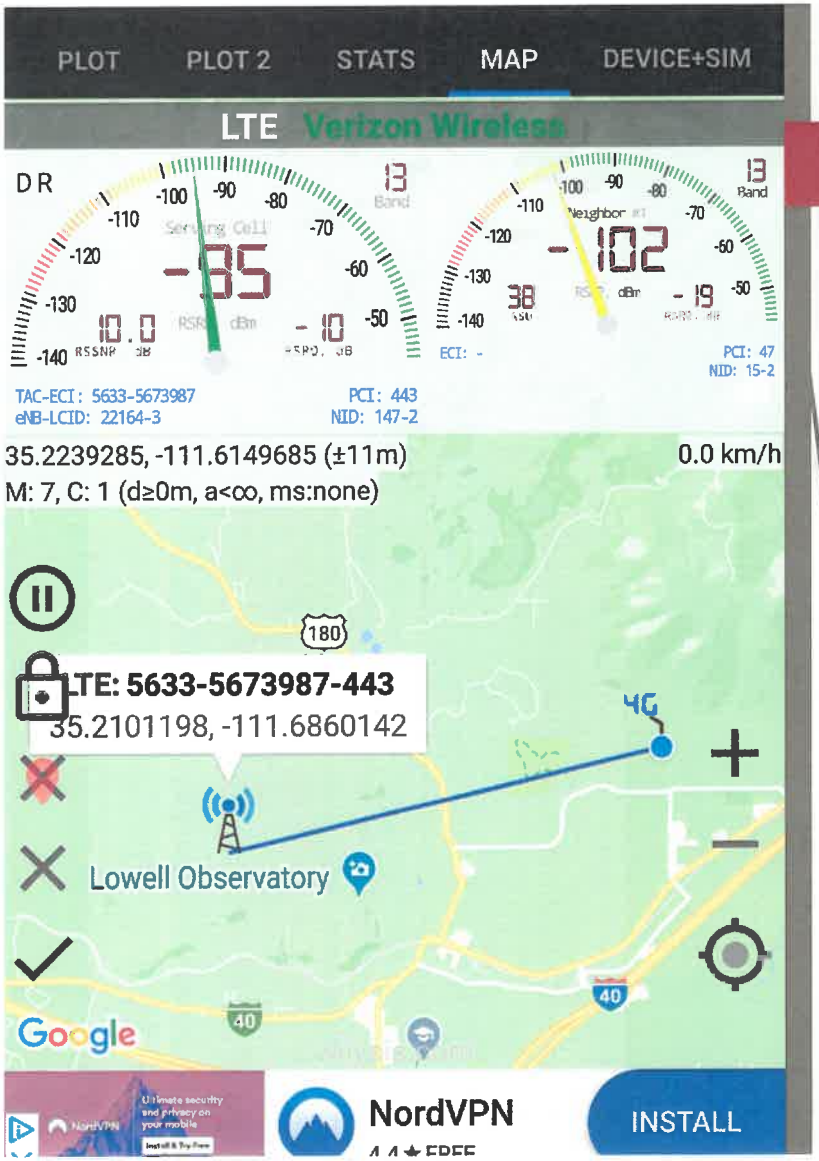
Applicant failed to provide a real need for this tower:

- Provided information is not based on empirical data that shows a significant gap in cell coverage.
- Provided data does not support the need for a new tower at the proposed location.
- Provided evidence is based entirely on google searches, free smart phone apps and fabricated project-proponent modeling.

Existing Towers Providing Service to the Proposed Project Site

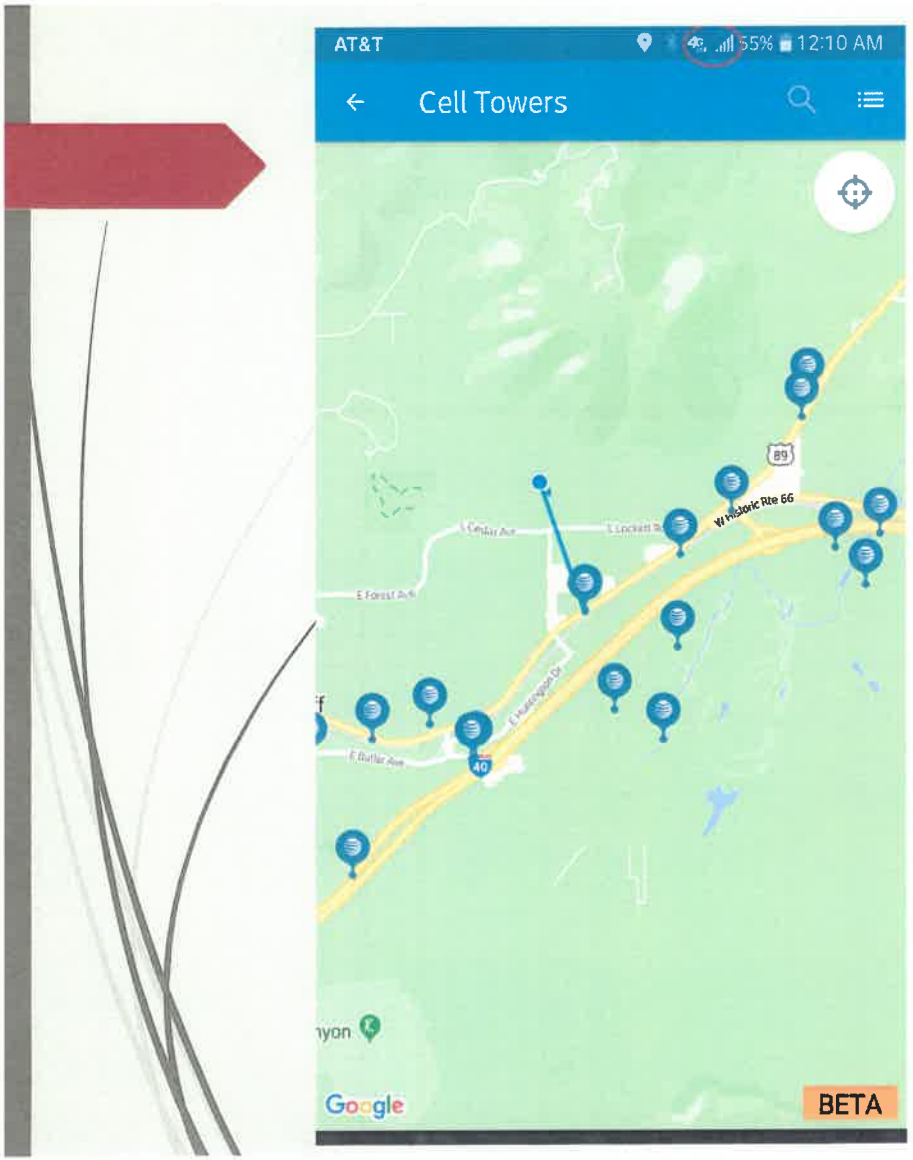


These cell signal locations were mapped using the smartphone application, "Network Cell Info Lite".
This app uses cell locations from the Mozilla Location Service database.



Free Cell Phone App!

- Same Resources Used by the Project Proponent!
- Network Cell Info Lite – Download it today from the Google Play Store!
- My neighborhood is serviced by a tower 2.5 miles away and I'm in the green!
- RF Engineers hired by the applicant say that a tower is need within .7 miles of the objective area – how can this be?



AT&T Provides Excellent Service to the Proposed Site!

- Towers Providing Service to the Proposed Site are along Route 66, far exceeding any distance limitations stated by the project proponent.
- Any claim that a site ≥ .7 miles away from the proposed site is bogus and unsupported.
- It is common for cell towers in urban areas to be spaced a couple of miles apart.
- Limiting interference through strategic placement that offers line-of-site service is key.

Applicant did not Justify as to Why They Are Not Proposing a Preferred Site:

- Zoning Code Section F.1.C(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

We, the undersigned residents of Flagstaff, strongly oppose the construction of a Wireless Communication Facility (WCF) at 3600 N. 4th. Street. The proposed site is in a R1 residential zone. Immediately north is the Mt. Elden Environmental Study Area and trails, extensively used for recreation and outdoor education. Per Flagstaff zoning code, residential neighborhoods and scenic corridors are 'disfavored sites' for telecommunication towers.

The Zoning Code considers the long-term impacts on future generations, neighborhoods, and scenic view corridors. The Applicant failed to thoroughly identify all alternative sites and prove this facility is essential for this R1 zone. We strongly urge the Planning and Zoning Commission, as well as the city planners, to reject this tower and facility site and any others that do not uphold the spirit and stipulations of the Flagstaff City Code.

Name	Address	City	Signature	Date
Megan Hire	4015 E Soliere Ave Apt 159	Flagstaff	Megan Hire	1/18/19
Rory Pedersen	2409 N Center St. Apt. 10	Flagstaff	Rory Pedersen	1/18/19
Wesley Ward	300 S Lieber Dr. 5-119	Flagstaff		11/18/19
Sean O'Meara	2439 E. Eva Loop	Flagstaff		1/19/19
Mar-Elise Hill	2620 N. Center St.	Flagstaff	M. Hill	1/19/19
Louisa O'Meara	2439 E. Eva Loop	Flagstaff	Louisa O'Meara	1/19/19
Chris Eaves	3505 N. 4th	Flagstaff		1/19/19
Taylor Gloeckler	8255 April Drive	Flagstaff		1/22/19
Matt Kaplinski	221 Dunnam St.	Flagstaff	Matt Kaplinski	1/25/19
Sara Hanner	202 Comanche	Flagstaff		1/29/19
Sam Jones	202 Comanche	Flagstaff		1/29/19
Janice Haines	1901 N. Deer Crossing	Flagstaff		1/30/19
Marissa Mano	3935 S. Yaqui Dr.	Flagstaff		1/30/19
Sofia Wolheim	1905 N. Main St.	Flagstaff		1/30/2019
Claire O'Brien	3400 Lake Mary Road	Flagstaff		1/30/19
Kevin Hirschi	4045 Lake Mary Rd	Flagstaff		1/30/19
Alexandria McConachie	540 Comanche	Flagstaff		1-30-19
Jessica Wood	5625 Tyson	Flagstaff		1-30-19
Mariha Reese	3005 S. Surrey Ln	Flagstaff	M. V. Reese	1-30-19
Brandi Saffoin	2705 N Sandstone	Flagstaff		1-30-19
Katherin Yerges	1635 Mikey Dr.	Flagstaff		1-30-19
Alejandro Mora	1635 Mikey Dr.	Flagstaff		1-30-19
Reiko Akiyama	416 N. Kendrick ST.	Flagstaff	Reiko Aki	1-30-19
Ed Hood	9620 Legacy Ln	Flagstaff	Edward Hood	1-30-19
[illegible]	602 W Coconino Ave	Flagstaff		1-30-19
Mikaela Terry	3120 E Mount Elden Dr	Flagstaff		1-30-19
Christopher Wargo	1401 N. 4th St #260	Flagstaff		1-30-19
[illegible]na Walker	3716 N. Gaudenew Dr.	Flagstaff	Nina Walker	1-30-19
Ashley Christian	2290 E Forest Heights Dr	Flagstaff		1/30/19
Alicia Yaeger-Boot	7406 E. Hattie Greene	Flagstaff		2/3/19

We, the undersigned residents of Flagstaff, strongly oppose the construction of a Wireless Communication Facility (WCF) at 3600 N. 4th. Street. The proposed site is in a R1 residential zone. Immediately north is the Mt. Elden Environmental Study Area and trails, extensively used for recreation and outdoor education. Per Flagstaff zoning code, residential neighborhoods and scenic corridors are 'disfavored sites' for telecommunication towers.

The Zoning Code considers the long-term impacts on future generations, neighborhoods, and scenic view corridors. The Applicant failed to thoroughly identify all alternative sites and prove this facility is essential for this R1 zone. We strongly urge the Planning and Zoning Commission, as well as the city planners, to reject this tower and facility site and any others that do not uphold the spirit and stipulations of the Flagstaff City Code.

Name	Address	City	Signature	Date
STEN Comforth	1795 E Appalachian	Flagstaff	[illegible]	1-22-19
Heather Bushman	17120 E Elk Place	Mundy Park	[illegible]	1/22/19
Will munns	1608 n east street.	Flagstaff	[illegible]	1-22-19.
Marty Collier	1801 E Appalachian St.	Flagstaff	[illegible]	1-22-19
M.J. Collier	1801 E. Appalachian Rd.	Flagstaff	[illegible]	01/22/19
David Patience	2650 N Valley View Rd #235	Flagstaff	[illegible]	1/23/19
Matt Prchota	2112 N. Isabel St #1	Flagstaff	[illegible]	1/23/19
Bryan P. Johnny	1719 N. East St. Apt C	Flagstaff AZ	[illegible]	1.23.19
Catharine Rowstan	1640 E Appalachian Rd	Flagst.	[illegible]	1.23.19
Liz Beauchamp	1670 E. Appalachian Rd	Flag	[illegible]	1/23/19
Marilyn Bledsoe	3440 N. Schaffer Ln	Flag	[illegible]	1-23-19
Teresa Peterson	1475 E. Appalachian Rd	Flagstaff	[illegible]	1-23-19
Jeanette Macauley	3445 N. Schaffer Ln	Flagstaff	[illegible]	23 Jan 19
BRENDA PHIPPS	3613 N. GRANDVIEW Dr	Flagstaff	[illegible]	1/23/19
Sue Ordway	1645 E. Appalachian Rd	Flagstaff	[illegible]	1/23/19
Dennis Rowstan	1640 E " "	"	[illegible]	1-23-19
Jacqueline Fields	3100 E. Hamberg	Flagstaff, AZ	[illegible]	1-26-19
Sherry J. Comforth	1795 E Appalachian	Flagstaff	[illegible]	1-30-19
John Pitts	5585 Lindsey Rd	"	[illegible]	2-5-19

We, the undersigned residents of Flagstaff, strongly oppose the construction of a 60' mono-pine telecommunication tower at 3600 N. 4th. Street. The proposed site is in an R1 residential zone. Immediately north is the Mt. Elden Environmental Study Area and trails, extensively used for recreation and outdoor education. Per Flagstaff zoning code, residential neighborhoods and scenic corridors are 'disfavored sites' for telecommunication towers.

The Zoning Code considers the long-term impacts on future generations, neighborhoods, and scenic view corridors. The Applicant failed to thoroughly identify all alternative sites and prove this tower is essential for this R1 zone. We strongly urge the Planning and Zoning Commission, as well as the city planners, to reject this telecommunication site and any others that do not uphold the spirit and stipulations of the Flagstaff City Code.

Name	Address	City	Email	Signature	Date
Ronald Auler	2929 E Matterhorn Dr	Flagstaff	auler213@yahoo.com		01/30/19
Gloria Auler	2929 E. Matterhorn Dr	Flagstaff	auler446@yahoo.com		1/30/19
Evelyn Billo	3644 N. Stone Crest St	Flagstaff	ebillo@aol.com		1/30/19
Suzanne Bonner	2110 E Skyline Dr	"	Suzbonner@aol.com		1/30/19
ALAN BONNER	2110 E. SKYLINE DR	"	bonnerform@aol.com		1/30/19
Janet Sliva	3460 N. Schaffer Ln	Flagstaff	j.sliva@jmno.com		1/30/19
Diane Traylor	3833 N. Steves	Flagstaff	diane.e.traylor@gmail		1/30/19
Julie Harris	10160 E. Appalachian	Flagstaff	fugaweechotmail		1/30/19
BOB ORRILL	3851 N. FOREST BROOK	FLAGSTAFF	BOBORRILL@GMAIL.COM		1/30/19
JohnPaul Roccaforte	1110 E. Appalachian Rd.	Flagstaff	jproccaforte@gmail.com		1/30/19
Bennett Edgerly	3474 N. ANDES DR.	FLAG	Bennett.edgerly@gmail.com		1/30/2019.
Donna Fosmer	1943 E. Andes Dr	Flagstaff	—		1/30/2019
Shirley Gustafson	648 N. Pinecliff Dr.	Flagstaff	—		1-30-2019
Ginger Van Diver	3814 N. Forest Brook St.	Flagstaff	brightmoonfire@gmail.com		1-30-19
mike McMullan	3814 N. Forest Brook St.	Flagstaff	puffcat9@gmail.com		1-30-2019
Piero Decimo	1650 E Appalachian Rd	Flagstaff	Flagpiero@yahoo.com		1-30-2019
Carrie Warman	1785 E. Appalachian Rd.	Flagstaff	carriebethwarman@gmail.com		1-30-2019
Juliana Suby	1790 E. Appalachian Rd	Flagstaff	—		2-6-20

Bennett.edgerly@gmail.com

We, the undersigned residents of Flagstaff, strongly oppose the construction of a 60' mono-pine telecommunication tower at 3600 N. 4th. Street. The proposed site is in an R1 residential zone. Immediately north is the Mt. Elden Environmental Study Area and trails, extensively used for recreation and outdoor education. Per Flagstaff zoning code, residential neighborhoods and scenic corridors are 'disfavored sites' for telecommunication towers.

The Zoning Code considers the long-term impacts on future generations, neighborhoods, and scenic view corridors. The Applicant failed to thoroughly identify all alternative sites and prove this tower is essential for this R1 zone. We strongly urge the Planning and Zoning Commission, as well as the city planners, to reject this telecommunication site and any others that do not uphold the spirit and stipulations of the Flagstaff City Code.

Name	Address	City	Email	Signature	Date
Mary E. Osborn	1475 E. Appalachian Rd	Flagstaff	mtnhome8@gmail.com	Mary E Osborn	1-23-19
Art Ferraro	3619 S. Cheryl Dr.	Flagstaff	VIDEOSHADER@gmail.com		1-25-19
McFall, Mary	2141 E Skyline Dr.	Flagstaff	marymcfall2@msn.com	Mary McFall	1-30-19
Edward Paul Zerylnick	2141 E Skyline Dr.	Flagstaff	ez4321@gmail.com	Edward P. Zerylnick	1-30-19
Cecelia Landrith	3475 N. Andes Dr	Flagstaff	ctlandrith@yahoo.com	Cecelia Landrith	1-30-19

change.org

Recipient: City of Flagstaff, Flagstaff Planning and Zoning Commission

Letter: Greetings,

Support Responsible Development in Flagstaff Arizona - No R1 Cell Tower

A consulting firm from Gilbert AZ applied for a conditional use permit to build a cell tower in a residential neighborhood (zoned R1) in Flagstaff AZ. Residential neighborhoods are a disfavored site for telecommunications development and for that reason builders have to prove that the towers are necessary and there are no other options available.

The applicant, Pinnacle Consulting Inc., didn't provide sufficient support as to why this particular site was chosen. A cell tower at this location may devalue homes and result in health and safety risks. There are more suitable locations (per city zoning codes) and alternative solutions available that could fulfill wireless communication needs. For information about this issue, contact R1towerinfo@gmail.com

Please sign this petition to oppose the building of a cell tower at 3600 N Fourth St, Flagstaff, AZ 86004; and support responsible development in our city.

Comments

Name	City	State	Postal Code	Commented Date	Comment
Brooks Hart	Flagstaff	AZ	86004	1/15/2019	I support responsible development in Flagstaff Arizona and I believe that there are better ways Verizon can increase capacity, besides building a tower at this location.
Mike Stoddard	Flagstaff	AZ	86002	1/15/2019	Protect our residential areas and help our city be forward thinking about telecommunication infrastructure across our city.
Juliana Suby	Flagstaff	AZ	86004	1/15/2019	I believe this would set a precedent in town to place towers in residentially zoned areas, near houses, trailheads, and the Mt. Elden Environmental Area. Longterm exposure to radiofrequency radiation is a young area of research. I believe in access for all and there are many "preferred sites" per Flagstaff City Code away from houses and neighborhoods and in industrial zoned areas near this site that would serve the same function as this tower.
Justin Erickson	Flagstaff	AZ	86001	1/15/2019	I live at 1908 n center street. 86004There has to be a better site.
Nicole Walker	Flagstaff	AZ	86004	1/15/2019	This is in my kids' school neighborhood. So close to families. Please reconsider! 1736 N. Fox Hill Road 86004
Daniel Serpas	Flagstaff	AZ	86003	1/15/2019	I'm signing it because am oppose of the building of the cell tower in 3600 N Fourth St, Flagstaff, AZ 86004 because we know that that can only bring health issues to the people, especially to the youth.
Andrew Meador	Flagstaff	AZ	86004	1/15/2019	I'm signing it because am oppose of the building of the cell tower in 3600 N Fourth St, Flagstaff, AZ 86004. I live at 1060 E Appalachian. The applicant's proposal is deeply flawed. The design changes proposed will be needed to be revised (and thus presented again and no effort was given to present why viable alternatives were not preferred locations) as the location will have changed, and the applicant has failed to properly disclose exiting analysis, and provided little to no public notices. I maintain that for the board to grant approval of this application the find would be arbitrarily and erroneously flawed as the location is adjacent to an Environmental Study Area, is zone R1 and is in an undesired location.
Carrie Warman	Flagstaff	AZ	86004	1/15/2019	Flagstaff residential areas should be free from nuisance towers. Out of town developers don't share the sustainable development values of our community. Our zoning code is meant to stop these kinds of short sighted money grabs.

Name	City	State	Postal Code	Commented Date	Comment
Alexandria McConocha	Flagstaff	AZ	86005	1/15/2019	540 ComancheFlagstaff, AZ 86005
karen schairer	Sedona	AZ	86336	1/15/2019	There are better sites, safer sights, less intrusive sites. Flagstaff prides itself on the quality of life it offers. This plan must be rethought.
Angelina Castagno	Flagstaff	AZ	86004	1/16/2019	This is a terrible precedent. Please keep these towers away from homes and schools!
Erin Young	Flagstaff	AZ	86001	1/16/2019	I am signing to show support of assessing alternative locations. I live in 86001.
Becky Gewald	Flagstaff	AZ	86004	1/16/2019	You can find a better place away from this neighborhood !
Gloria Auler	Flagstaff	AZ	86004	1/16/2019	Our city regulations state that the conditional use applicant "must show compatibility with the surrounding area" This application does not meet that standard.
Ed Glenn	Flagstaff	AZ	86004	1/19/2019	There have to be reasonable alternative sites other than a residential area
Baggio Ardon	Anaheim	CA	92805	1/19/2019	Flagstaff should be a city for the people living there. That should be reason enough.
david maccormack	Flagstaff	AZ	86001	1/24/2019	Not safe, nor wise.
Monica Wigman	Prescott	AZ	86301	1/25/2019	There is a daycare very near to this site. That should be a good enough reason to not have it.
Kelly Fischer	Flagstaff	AZ	86004	1/26/2019	There is not yet enough research for anyone to say with full confidence that these pose health risks. Likewise, there is also not enough research to say that they do not Therefore, it is smart to be safe and keep them away from residential areas.
Debbie Leavitt Castleberry	Flagstaff	AZ	86004	1/31/2019	There are 70-year-OLD GAS PIPELINES there that would need to be jostled by any new construction underground. ASKING FOR EXPLOSION that will destroy nearby homes.
Sallie Kladnik	Flagstaff	AZ	86004	2/1/2019	It won't even improve cell reception! It is a poor location for a tower.
Sallie Kladnik	Flagstaff	AZ	86004	2/1/2019	3530 N Monte Vista. I'm signing because it won't even help cell service at that location. And it is unsightly.
Russell Ruggles	Flagstaff	AZ	86004	2/4/2019	There's already a cell tower 1/2 mile south of this proposed location on the same street behind the Sonic Drive-In. We don't need anymore "fake" pine trees cluttering up the view.
Ronald Auler	Flagstaff	AZ	86001	2/5/2019	Address: 2929 E Matterhorn Drive, Flagstaff AZ 86004

Name	City	State	Postal Code	Commented Date	Comment
Lisa Gabaldon	Flagstaff	AZ	86001	2/5/2019	I oppose the new cell phone tower due to it's location in the neighborhood and the potential danger of construction around the gas line.
Elizabeth Garcia	Flagstaff	AZ	86005	2/6/2019	We don't need this!!!
Ann Claw	Flagstaff	AZ	86004	2/6/2019	No!
Robert Henderson	Flagstaff	AZ	86001	2/6/2019	Not needed. Poor location choice.
Patricia Laird-Martin	Flagstaff	AZ	86003	2/7/2019	The health and safety of Flagstaff residents should come before profits.
Diane Immethun	Flagstaff	AZ	86004	2/7/2019	We don't need any more defacing and devaluing our beautiful mountain town!

Signatures

#	Name	City	State	Postal Code	Country	Signed On
1	Alan bonner	Flagstaff	AZ	86004	US	1/25/2019
2	Alan Petersen	Flagstaff	AZ	86001	US	1/31/2019
3	Alejandro Marin	Flagstaff	AZ	86002	US	1/15/2019
4	Alethea Karlin	Flagstaff	AZ	86004	US	1/31/2019
5	Alex Tan	Flagstaff	AZ	86001	US	1/16/2019
6	Alexandria McConocha	Flagstaff	AZ	86005	US	1/15/2019
7	Amber Banda	Flagstaff	AZ	86004	US	2/6/2019
8	Amy Waltz	Flagstaff	AZ	86002	US	2/5/2019
9	ANDREW IACONA	Flagstaff	AZ	86004	US	1/17/2019
10	Andrew Meador	Flagstaff	AZ	86004	US	1/15/2019
11	Angela Johnson	Flagstaff	AZ	86004	US	2/6/2019
12	Angelina Castagno	Flagstaff	AZ	86004	US	1/16/2019
13	Ann Claw	Flagstaff	AZ	86004	US	2/6/2019
14	Anne Anders	Flagstaff	AZ	86001	US	1/16/2019
15	Ashley Christian	Flagstaff	AZ	86004	US	1/31/2019
16	Ashyn Duval	Flagstaff	AZ	86004	US	2/6/2019
17	Aubrey Sonderegger	Flagstaff	AZ	86004	US	2/1/2019
18	Audra Travelbee	Flagstaff	AZ	86004	US	1/15/2019
19	Aurora Phillips	Flagstaff	AZ	86004	US	2/6/2019
20	Barbara A Kinsel	Flagstaff	AZ	86004	US	2/7/2019
21	Becky Gewald	Flagstaff	AZ	86004	US	1/16/2019
22	Benjamin Koch	Flagstaff	AZ	86004	US	2/6/2019
23	Beverley Suetopka Alex	Flagstaff	AZ	86001	US	1/17/2019
24	Bob Mullen	Flagstaff	AZ	86003	US	2/5/2019
25	Bob Orrill	Flagstaff	AZ	86004	US	2/5/2019
26	Brady VanDragt	Flagstaff	AZ	86001	US	1/16/2019
27	Debbie Leavitt Castleberry	Flagstaff	AZ	86004	US	1/31/2019
28	Diane Immethun	Flagstaff	AZ	86004	US	2/7/2019
29	Breanna Leest	Flagstaff	AZ	86005	US	1/26/2019
30	Brenda Phipps	Flagstaff	AZ	86004	US	2/6/2019

#	Name	City	State	Postal Code	Country	Signed On
31	Brian Wilcox	Flagstaff	AZ	86001	US	2/5/2019
32	Brooke de Heer	Flagstaff	AZ	86004	US	1/30/2019
33	Brooks Hart	Flagstaff	AZ	86004	US	1/15/2019
34	Brynne Daulton	Flagstaff	AZ	86001	US	2/6/2019
35	carleen conway	flagstaff	AZ	86004	US	2/1/2019
36	Carlos Gabaldon	Flagstaff	AZ	86001	US	2/6/2019
37	Carrie Warman	Flagstaff	AZ	86004	US	1/15/2019
38	Catherine Dubay	Flagstaff	AZ	86001	US	1/15/2019
39	Chereka Keaton	Flagstaff	AZ	86004	US	1/22/2019
40	Chris Eaves	Flagstaff	AZ	86004	US	2/6/2019
41	Christianne Christensen	Flagstaff	AZ	86004	US	2/6/2019
42	Christina Hagood	Flagstaff	AZ	86001	US	2/7/2019
43	Corey Allen	Flagstaff	AZ	86004	US	2/6/2019
44	Cynthia McKinnon	Flagstaff	AZ	86001	US	1/31/2019
45	Daniel Espinoza	Flagstaff	AZ	86004	US	1/15/2019
46	Daniel Serpas	Flagstaff	AZ	86003	US	1/15/2019
47	Dave Huffman	Flagstaff	AZ	86002	US	1/15/2019
48	David Bagnato	Flagstaff	AZ	86004	US	1/16/2019
49	david maccormack	Flagstaff	AZ	86001	US	1/24/2019
50	David Sherman	Flagstaff	AZ	86004	US	1/16/2019
51	David Yang	Flagstaff	AZ	86001	US	2/6/2019
52	Deborah Raymond	Flagstaff	AZ	86004	US	2/6/2019
53	Denise Hudson	Flagstaff	AZ	86001	US	2/1/2019
54	Diana Carolina Quintero Rodriguez	Flagstaff	AZ	86002	US	1/15/2019
55	Dirk de Heer	Flagstaff	AZ	86004	US	1/30/2019
56	Don Normandin	Flagstaff	AZ	86001	US	1/18/2019
57	Doug McGlothlin	Flagstaff	AZ	86001	US	2/5/2019
58	douglas miyatake	Flagstaff	AZ	86001	US	2/6/2019
59	Dustin Hanna	Flagstaff	AZ	86005	US	1/15/2019
60	Ed Glenn	Flagstaff	AZ	86004	US	1/19/2019
61	Elizabeth Bruchman	Flagstaff	AZ	86004	US	1/17/2019
62	Elizabeth Garcia	Flagstaff	AZ	86005	US	2/6/2019
63	Ellen Nasser	Flagstaff	AZ	86004	US	1/31/2019
64	Emery Eaves	Flagstaff	AZ	86004	US	1/16/2019

#	Name	City	State	Postal Code	Country	Signed On
65	Emily Tolliver	Flagstaff	AZ	86001	US	1/15/2019
66	Enrique Salazar	Flagstaff	AZ	86001	US	1/15/2019
67	Eric Kolvig	Flagstaff	AZ	86004	US	2/5/2019
68	Erika Hess	Flagstaff	AZ	86002	US	1/15/2019
69	Erin Celona	Flagstaff	AZ	86004	US	1/16/2019
70	Erin Young	Flagstaff	AZ	86001	US	1/16/2019
71	Frederica Hall	Flagstaff	AZ	86002	US	1/28/2019
72	Ginger Van Divier	Flagstaff	AZ	86004	US	2/5/2019
73	Gloria Auler	Flagstaff	AZ	86004	US	1/16/2019
74	Jacque Tsinigine	Flagstaff	AZ	86001	US	1/20/2019
75	James Mcconocha	Flagstaff	AZ	86004	US	1/15/2019
76	Janice Hill	Flagstaff	AZ	86004	US	2/6/2019
77	Janine Bollhoefer	Flagstaff	AZ	86005	US	1/24/2019
78	Jen VanDragt	Flagstaff	AZ	86004	US	1/15/2019
79	Jessica Kitterman	Flagstaff	AZ	86004	US	1/16/2019
80	Jim Settles	Flagstaff	AZ	86004	US	2/5/2019
81	Joe Crouse	Flagstaff	AZ	86005	US	2/4/2019
82	John Roccaforte	Flagstaff	AZ	86004	US	2/5/2019
83	Josh Walton	Flagstaff	AZ	86001	US	1/26/2019
84	Joy Mahanti	Flagstaff	AZ	86004	US	2/6/2019
85	Joyce Reid	Flagstaff	AZ	86004	US	1/31/2019
86	Judith Cloud	Flagstaff	AZ	86004	US	2/1/2019
87	Judith Springer	Flagstaff	AZ	86005	US	1/18/2019
88	Juliana Suby	Flagstaff	AZ	86004	US	1/15/2019
89	Justin Erickson	Flagstaff	AZ	86001	US	1/15/2019
90	Karla Baker	Flagstaff	AZ	86001	US	2/6/2019
91	Kat Sanchez	Flagstaff	AZ	86004	US	1/15/2019
92	Katya Cho	Flagstaff	AZ	86004	US	1/16/2019
93	Kayla Sanchez	Flagstaff	AZ	86001	US	1/25/2019
94	Kelly Fischer	Flagstaff	AZ	86004	US	1/26/2019
95	Ken Baumgartner	Flagstaff	AZ	86004	US	1/28/2019
96	Kerry Kain	Flagstaff	AZ	86004	US	2/6/2019
97	Kevin Hirschi	Flagstaff	AZ	86005	US	1/15/2019
98	Kevin Massoletti	Flagstaff	AZ	86005	US	1/16/2019

#	Name	City	State	Postal Code	Country	Signed On
99	Lance LeBeau	Flagstaff	AZ	86004	US	2/3/2019
100	Lang Suby	Flagstaff	AZ	86001	US	1/18/2019
101	Leah Katz	Flagstaff	AZ	86005	US	1/16/2019
102	Lisa Branch	Flagstaff	AZ	86004	US	2/6/2019
103	Lisa Gabaldon	Flagstaff	AZ	86001	US	2/5/2019
104	Luis Llorente	Flagstaff	AZ	86002	US	1/15/2019
105	Luke Mulligan	Flagstaff	AZ	86001	US	2/6/2019
106	Magan Radich	Flagstaff	AZ	86004	US	1/19/2019
107	Marc Worthington	Flagstaff	AZ	86004	US	2/6/2019
108	Margaret Gunderson	Flagstaff	AZ	86004	US	2/1/2019
109	Margaret Snyder-stonebraker	Flagstaff	AZ	86001	US	2/7/2019
110	Marguerite Hendrie	Flagstaff	AZ	86001	US	2/1/2019
111	Martin Becker	Flagstaff	AZ	86004	US	1/16/2019
112	Mechelle Felsted	Flagstaff	AZ	86005	US	2/6/2019
113	Megan Colvin	Flagstaff	AZ	86001	US	1/17/2019
114	Melanie Colavito	Flagstaff	AZ	86001	US	1/16/2019
115	Melissa Takeuchi	Flagstaff	AZ	86004	US	2/6/2019
116	Michael Garvey	Flagstaff	AZ	86004	US	1/23/2019
117	Michael Rulon	Flagstaff	AZ	86005	US	1/15/2019
118	Michael Vincent	Flagstaff	AZ	86004	US	1/16/2019
119	Michael Yeatts	Flagstaff	AZ	86004	US	2/6/2019
120	Michelle Tanner	Flagstaff	AZ	86004	US	2/5/2019
121	Mike McMullan	flagstaff	AZ	86004	US	1/21/2019
122	Mike Stoddard	Flagstaff	AZ	86002	US	1/15/2019
123	Monica Wigman	Flagstaff	AZ	86004	US	1/25/2019
124	Nicole Tiffany	Flagstaff	AZ	86004	US	2/6/2019
125	Nicole Walker	Flagstaff	AZ	86004	US	1/15/2019
126	Nina Swidler	Flagstaff	AZ	86004	US	1/19/2019
127	Noelia Rivera	Flagstaff	AZ	86004	US	1/15/2019
128	Orlando Negron	Flagstaff	AZ	86001	US	1/15/2019
129	patricia frederick	flagstaff	AZ	86004	US	1/17/2019
130	Patricia Laird-Martin	Flagstaff	AZ	86003	US	2/7/2019
131	patricia Murphey	Flagstaff	AZ	86004	US	1/17/2019
132	Piero DeSimone	Flagstaff	AZ	86004	US	2/5/2019

#	Name	City	State	Postal Code	Country	Signed On
133	Preslee Hintermeister	Flagstaff	AZ	86004	US	1/27/2019
134	Rachel Abdallah	Flagstaff	AZ	86001	US	2/6/2019
135	Rebecca Koller	Flagstaff	AZ	86001	US	2/6/2019
136	Reiko Akiyama	Flagstaff	AZ	86001	US	1/26/2019
137	Renea Atiemo	Flagstaff	AZ	86004	US	2/6/2019
138	Renee Rios	Flagstaff	AZ	86004	US	1/16/2019
139	Richard Smoot	Flagstaff	AZ	86001	US	1/15/2019
140	Rick Conway	Flagstaff	AZ	86004	US	2/6/2019
141	Robert Frumhoff	Flagstaff	AZ	86004	US	2/5/2019
142	Robert Henderson	Flagstaff	AZ	86001	US	2/6/2019
143	Robert Neustadt	Flagstaff	AZ	86004	US	1/15/2019
144	Robert Vane	Flagstaff	AZ	86004	US	2/5/2019
145	Rodrigo de Toledo	Flagstaff	AZ	86004	US	1/17/2019
146	Ronald Auler	Flagstaff	AZ	86001	US	2/5/2019
147	Ronald Bollhoefer	Flagstaff	AZ	86004	US	1/24/2019
148	Rosario Santoyo	Flagstaff	AZ	86001	US	1/15/2019
149	Russell Ruggles	Flagstaff	AZ	86004	US	2/4/2019
150	Sallie Kladnik	Flagstaff	AZ	86004	US	2/1/2019
151	Sara CLANCEY	Flagstaff	AZ	86001	US	1/16/2019
152	Sarah Gloeckler	Flagstaff	AZ	86004	US	1/19/2019
153	Scarlet Jackson	Flagstaff	AZ	86004	US	1/22/2019
154	Scott Moses	Flagstaff	AZ	86004	US	1/28/2019
155	Stan Cornforth	Flagstaff	AZ	86004	US	2/5/2019
156	Stephanie Bontrager	Flagstaff	AZ	86004	US	2/6/2019
157	Stephanie Wick	Flagstaff	AZ	86005	US	1/19/2019
158	Steve Anders	Flagstaff	AZ	86004	US	2/5/2019
159	Steven Till	Flagstaff	AZ	86001	US	1/29/2019
160	Suzanne Bollhoefer	Flagstaff	AZ	86001	US	1/24/2019
161	Suzanne Bonner	Flagstaff	AZ	86004	US	2/6/2019
162	Tarah Crane	Flagstaff	AZ	86004	US	2/6/2019
163	Teavis Smith	Flagstaff	AZ	86001	US	1/25/2019
164	Ted Martinez	Flagstaff	AZ	86002	US	1/15/2019
165	Teresa Peterson	Flagstaff	AZ	86004	US	1/17/2019
166	Terrell Nez	Flagstaff	AZ	86001	US	1/24/2019

#	Name	City	State	Postal Code	Country	Signed On
167	Thomas Cosner	Flagstaff	AZ	86004	US	1/16/2019
168	Thomas Sheehy	Flagstaff	AZ	86005	US	2/6/2019
169	Tyler Smith	Flagstaff	AZ	86004	US	1/17/2019
170	Tzeidle Wasserman	Flagstaff	AZ	86002	US	2/5/2019
171	Walker Chancellor	Flagstaff	AZ	86004	US	1/15/2019
172	Kendra Boyle	Accord		12404	US	2/5/2019
173	Annie Hofer	Akron		44313	US	2/6/2019
174	Shannon Bitecofer	Akron		44313	US	2/4/2019
175	Serena Quintanilla	Albuquerque		87120	US	1/17/2019
176	Lily K	Alexandria		22304	US	1/16/2019
177	Clay Bankston	Amite City	LA	70422	US	1/27/2019
178	Baggio Ardon	Anaheim	CA	92805	US	1/19/2019
179	David Benvenuto	Ashburn		20147	US	2/4/2019
180	Austin Seymour	Athens		30606	US	2/4/2019
181	Daniel Avila	Avondale		85392	US	1/20/2019
182	Logan Adams	Bay City		48706	US	2/4/2019
183	Colin Loughran	Beverly Hills		90212	US	1/20/2019
184	Jim Bob	Birmingham		48009	US	2/6/2019
185	Jill Smith	Blue Ridge	VA	24064	US	1/24/2019
186	Alden Lorents	Blythe	CA	92225	US	1/17/2019
187	Leilah Danielson	Blythe	AZ	86004	US	2/6/2019
188	Jamie Beachy	Boulder	CO	80304	US	2/6/2019
189	John Paul	Bridgeport		6604	US	1/18/2019
190	Chrissy Redd	Bronx	NY	10455	US	1/27/2019
191	Antonio Gonzalez	Bronxville		10472	US	1/17/2019
192	Madeline Hartz	Brookings		57006	US	1/28/2019
193	Shari Ford	Brooklyn		11221	US	2/4/2019
194	Charles Bain	Buena Park	CA	90624	US	2/6/2019
195	Mawlud Ukash	Buffalo		14213	US	1/18/2019
196	Lorna Zamora	Cainta, Rizal		1900	US	2/6/2019
197	Pete Campbell	Carlsbad		92010	US	2/5/2019
198	Maddie Radtke	Cascade		53011	US	1/20/2019
199	Joshua Lewellin	Center Point		52213	US	2/5/2019
200	Angel Melchor	Chandler		85225	US	1/19/2019

#	Name	City	State	Postal Code	Country	Signed On
201	Jacob Schneider	Chandler		85224	US	2/5/2019
202	Maria Guevara	Chandler	AZ	85225	US	1/15/2019
203	Pappy Duduku	Charlotte		28278	US	2/4/2019
204	Christopher Summerson	Chula Vista		91911	US	1/19/2019
205	Daria Magee	Chula Vista	CA	91911	US	2/7/2019
206	Lacey Parker	Clarksville		37042	US	1/19/2019
207	Shannon Seanor	Clayton		27520	US	2/2/2019
208	Art Libby	Cliff Island		4019	US	2/2/2019
209	Brian Tippett	Columbus		43223	US	1/20/2019
210	Thomas Baggett	Conway		72032	US	2/6/2019
211	Lydia Whitefield	Cranford	NJ	7016	US	2/1/2019
212	Collin Hagood	Dallas	TX	75214	US	2/6/2019
213	Ashton Hautly	Davis		95618	US	1/28/2019
214	Aya Bazzi	Dearborn		48124	US	2/4/2019
215	Toni Cornellier	Detroit		48231	US	2/1/2019
216	Joel Symons	Douglas,		99824	US	2/5/2019
217	Martha Spearman	Duncan		29334	US	2/4/2019
218	Braulio Arroyo	El Monte		91732	US	1/27/2019
219	Caro Brando	El paso		79936	US	1/19/2019
220	Tony Abreu	Fall River		2723	US	1/20/2019
221	Jason Plude	Faribault		55021	US	2/4/2019
222	Brittney Stewart	Fayetteville		28314	US	2/6/2019
223	Maria Smith	Fogelsville		18051	US	1/19/2019
224	Kayla Snowden	Fort Collins		80526	US	2/5/2019
225	Cindy Perich	Fraser	MI	48026	US	1/25/2019
226	Carmen Hayes	Fremont		68025	US	2/1/2019
227	Utkarsh Nath	Fremont		94555	US	1/20/2019
228	John Mayfield	Gainesville		32641	US	1/19/2019
229	Ryan Garcia	Garfield		7026	US	2/4/2019
230	Beth Latrell	Gilbert	AZ	85295	US	1/27/2019
231	Lorena Coalen	Gilbert		85234	US	1/27/2019
232	Collin M	Halethorpe		21227	US	2/4/2019
233	Kim Weisbrod	Harwood		78632	US	1/18/2019
234	wa sa	Hebron		46341	US	1/17/2019

#	Name	City	State	Postal Code	Country	Signed On
235	Michelle Castro	Henderson		89044	US	2/4/2019
236	Jonathan Boyne	Honolulu	HI	96822	US	1/27/2019
237	Zheasha-Love Lolotai	Honolulu		96819	US	2/6/2019
238	Mary Jean Jones	Hope Valley		2832	US	1/18/2019
239	Jacen Fowlkes	Hopewell		23860	US	2/7/2019
240	Andrew Anderson	Hutchinson		55350	US	1/18/2019
241	Dawn Ryan	Indianapolis		46219	US	1/18/2019
242	Giovanni Brognoli	Jackson		49201	US	1/20/2019
243	Jason Simangan	Kapolei		96707	US	2/6/2019
244	Corey King	King George		22485	US	1/16/2019
245	Kreek Burns	LA		1888	US	1/19/2019
246	Jorah Johnson	Lafayette		70503	US	2/3/2019
247	michael bowsman	lafayette		47901	US	1/27/2019
248	David Cuevas	Lake forest		92630	US	1/23/2019
249	Brianna Leslie	Latrobe		15650	US	1/19/2019
250	Andrew Hartley	Lenoir		28645	US	1/19/2019
251	Mauricio Hernandez	Lindenhurst		11757	US	2/7/2019
252	Erin Young	Longs	SC	29568	US	2/6/2019
253	Fernando Banos	Los Angeles		90096	US	1/23/2019
254	Shant La flame	Los Angeles		90044	US	2/3/2019
255	Andrea Yancey	Louisville		40223	US	1/17/2019
256	Doug Ochsenbein	Louisville	KY	40214	US	1/27/2019
257	Candace Bacon	Mammoth Lakes	CA	93546	US	2/6/2019
258	Edwin Dudley Bacon	Mammoth Lakes	CA	93546	US	2/6/2019
259	Jenniene Foster	Mammoth Lakes	AZ	93546	US	2/2/2019
260	Rita Bain	Mammoth Lakes	CA	93546	US	2/6/2019
261	Rolf Dorp	Mammoth Lakes	CA	93546	US	1/22/2019
262	Michael Waxter	Mansfield	OH	44906	US	1/25/2019
263	Ryan Bradly	Matawan		7747	US	1/25/2019
264	Caleb Smith	McHenry		60050	US	2/5/2019
265	Robert Wright	Meriden		6450	US	1/17/2019
266	Jeremy Edgerly	Mesa	AZ	85214	US	2/6/2019
267	Lanae Shrope	Mesa		85212	US	1/17/2019
268	Jackson Shaw	Mobile		36695	US	2/6/2019

#	Name	City	State	Postal Code	Country	Signed On
269	Amanda Schulz	Monroe		28110	US	1/20/2019
270	Jerley Ferley	Moorpark		93021	US	2/7/2019
271	John Michael Harriman	Myrtle Beach		29579	US	2/5/2019
272	T L Sorell	Nashua		3062	US	2/2/2019
273	Shanti Venkat	Nashville		37215	US	1/18/2019
274	Jackson McMullin	New Albany		43054	US	1/27/2019
275	Ricky Lopp	New Albany		47150	US	2/4/2019
276	Nicholas Carvalho	New Rochelle		10801	US	1/19/2019
277	Holley Stavnitski	New York		6029	US	1/17/2019
278	Paul Kohutis	New York		10011	US	2/4/2019
279	Jason Smith	Newark		43055	US	2/4/2019
280	Kathy Hersey	Newington		6111	US	2/6/2019
281	Ronald Strickland	Nokesville		20181	US	1/16/2019
282	April Ridgeway	North Wilkesboro		28659	US	2/3/2019
283	Samantha McAdams	Omaha	NE	68131-1366	US	1/18/2019
284	Brad Rennick	Overland Park		66212	US	1/18/2019
285	Thao Nguyen	Pearland		77584	US	2/3/2019
286	Gabriela Gusmini	Penfield		14526	US	2/3/2019
287	Evan Spencer	Peoria	AZ	85383	US	1/27/2019
288	Marlane Spencer	Peoria	AZ	85383	US	1/26/2019
289	Jenny Tighe	Petaluma	CA	94952	US	1/17/2019
290	Dioul Devaughn	Philadelphia		19107	US	1/18/2019
291	kyle hill	Philadelphia		19128	US	2/4/2019
292	Daniel Rodriguez	Phoenix		85035	US	2/2/2019
293	Gage Klein	Phoenix		85033	US	2/4/2019
294	Jason Morris	Phoenix		85016	US	2/1/2019
295	Jessica Baglione	Phoenix	AZ	85022	US	2/6/2019
296	Joann Clark	Phoenix	AZ	85013	US	1/28/2019
297	Michael Wood	Phoenix	AZ	85022	US	2/6/2019
298	Fahd Alrajehi	Platteville		53818	US	1/26/2019
299	Ruth Lulu	Plattsburgh		12901	US	1/25/2019
300	Thomas Seder	Pleasanton		94566	US	1/17/2019
301	Logan Randall	Portland	OR	97209	US	1/15/2019
302	Ross J Zappia Jr. Zappia	Prescott		856301	US	1/17/2019

#	Name	City	State	Postal Code	Country	Signed On
303	Manuel Borrayo	Puyallup		98273	US	2/4/2019
304	Courtney Biggs	Richmond		40475	US	2/6/2019
305	Edward Munoz	Richmond		77406	US	2/6/2019
306	Kim Reilly	Richmond		2892	US	1/18/2019
307	DENNIS VECCHIARELLO	Ronkonkoma		11779-5205	US	2/6/2019
308	Stephen Malone	Saint Paul	MN	551076	US	1/18/2019
309	Rayanna Juarez	San Antonio		78288	US	2/4/2019
310	Anthony Murphy	San Diego		92123	US	1/15/2019
311	Carlos Leyva	San Diego		92153	US	2/5/2019
312	Lizette Dorna	San Juan	PR	926	US	1/15/2019
313	Tischa Munoz-Erickson	San Juan	PR	86001	US	1/15/2019
314	Elfleda Utiaruk	San Leandro		94578	US	1/17/2019
315	Marylene Escobar	San Marcos		92069	US	1/18/2019
316	Elica Pérez	Santa Ana		92712	US	1/23/2019
317	Nancy Donovan	Sausalito		94965	US	2/5/2019
318	michael villanova	Schenectady		12309	US	2/2/2019
319	Bennett Edgerly	Scottsdale	AZ	85254	US	2/6/2019
320	Cecilia Aviles	Scottsdale	AZ	85250	US	1/18/2019
321	Chris Adcock	Scottsdale		85260	US	2/6/2019
322	Jesse Collman	Scottsdale	AZ	85251-4609	US	2/6/2019
323	karen schairer	Sedona	AZ	86336	US	1/15/2019
324	Susan Cruz	Sf		94134	US	1/17/2019
325	Amber Biermann	Sheboygan Falls		53085	US	2/4/2019
326	Monica Muniz	Sierra Madre	CA	91024	US	1/17/2019
327	Christopher Lyon	Siloam Spgs		72761	US	1/27/2019
328	bradyn miller	Smithville		64089	US	1/17/2019
329	Sophia Young	Stafford		22554	US	1/16/2019
330	Dead Meme	Sunvalley		91352	US	2/4/2019
331	Ruby Larson	Tacoma		98422	US	1/28/2019
332	Jalynn Warren	Tahlequah		74464	US	2/4/2019
333	Nadia Kitchens	Tampa		33610	US	1/18/2019
334	Patricia Ibarra	Tempe		85281	US	2/3/2019
335	Barak Waxter	Tucson	AZ	85704	US	1/25/2019
336	George Castleberry	Tucson	AZ	86004	US	1/28/2019

#	Name	City	State	Postal Code	Country	Signed On
337	Jennifer Serrato	Tucson	AZ	85742	US	1/24/2019
338	Sandra Castagno	Tucson	AZ	85743	US	1/16/2019
339	Sean Carney	Twentynine Palms		92278	US	2/4/2019
340	Hayden Fogarty	Vancouver		98684	US	1/29/2019
341	Pablo Zuniga	Washington		20001	US	2/2/2019
342	Landon Danielson	Watertown		57201	US	1/29/2019
343	Riley Otte	Waukegan		60085	US	1/18/2019
344	Kenny Champion	Winchester	VA	22602	US	1/17/2019
345	Kennedy Dean	Winfield		25526	US	2/5/2019
346	Harrison Lewis	Woodstock		30188	US	1/19/2019
347	Camden Myers	Youngtown		85363	US	1/19/2019
348	Connor Reinhold				US	1/19/2019
349	Darcy Lindelli				US	2/2/2019
350	Jaime Rixanne				US	2/3/2019
351	Jon Duncan				US	2/5/2019
352	Lindsey Michelle Susdorf		MO		US	2/2/2019
353	Nathan Dold				US	1/18/2019
354	Nathan Glenn				US	2/3/2019
355	Stephen Osteen				US	1/20/2019

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; lynn@thumc.com; travismsmith11@gmail.com; sbuffon@azdailysun.com; askabelund@azdailysun.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 being 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/

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.

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?

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

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

The International Association of Firefighters has a formal position against locating cellular towers on fire department facilities until, such facilitates 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.

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.

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

https://ehtrust.org/worlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link/?fbclid=IwAR19vFMvAf73BPSvS2NcDTUUdqsX7GBkLYDjPEsC3fke1Kf1KfZuD1rpzdk

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?

http://www.parentsforsafetechnology.org/worldwide-countries-taking-action.html

https://www.brighteon.com/5989656708001?fbclid=IwAR0HL503fElNRCKxwxbeUtXIM0cFd6-3wPvupe7E3NalvfAwWi9sVmo0w5I

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.

http://emrabc.ca/?p=11353&fbclid=IwAR0F8U0d-vlenB4qwh2YqA3J6_xbhnlYzmjK_AJVdUzNWRrJ1uFkxyuLTAE

http://www.parentsforsafetechnology.org/cell-towers.html

https://mysteriousuniverse.org/2018/05/5g-streetlights-may-be-causing-mysterious-ailments/?fbclid=IwAR0W81dSk4akLbufB0MS5sYYIPKd4WsuV4jlp6lTQGSIJZfk3lgC5xq4kDQ

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://smartgridawareness.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

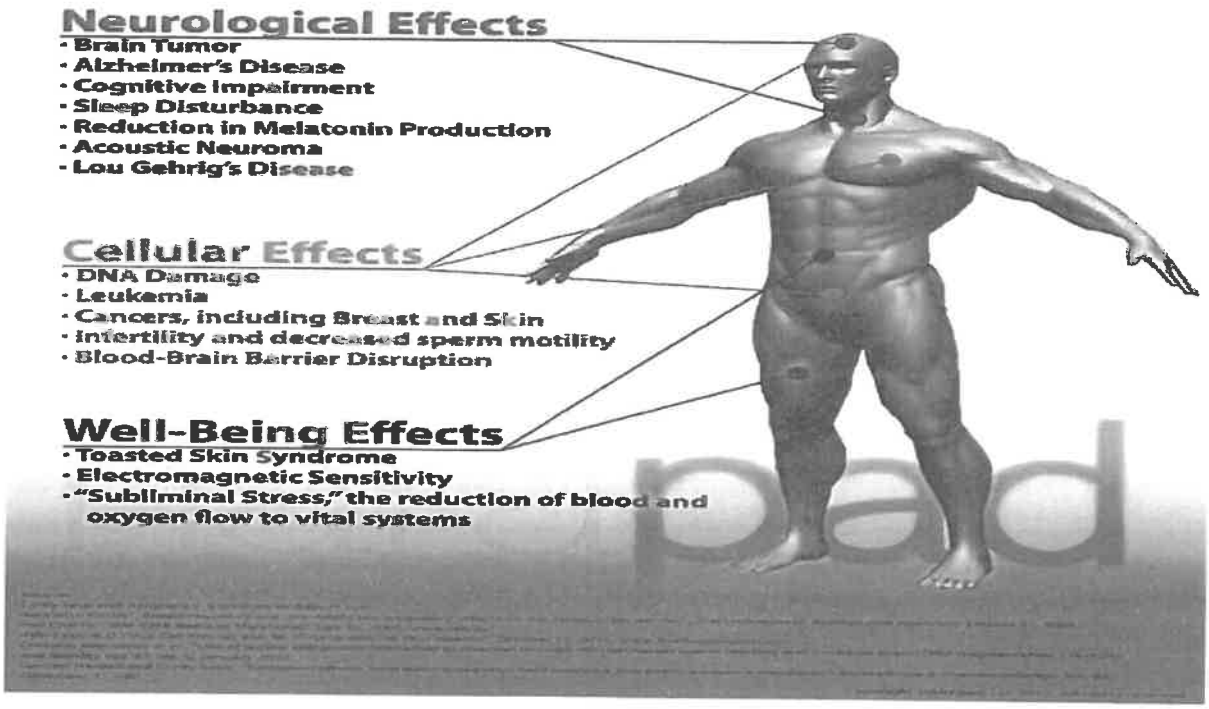
Suzanne Bollhoefer

(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.



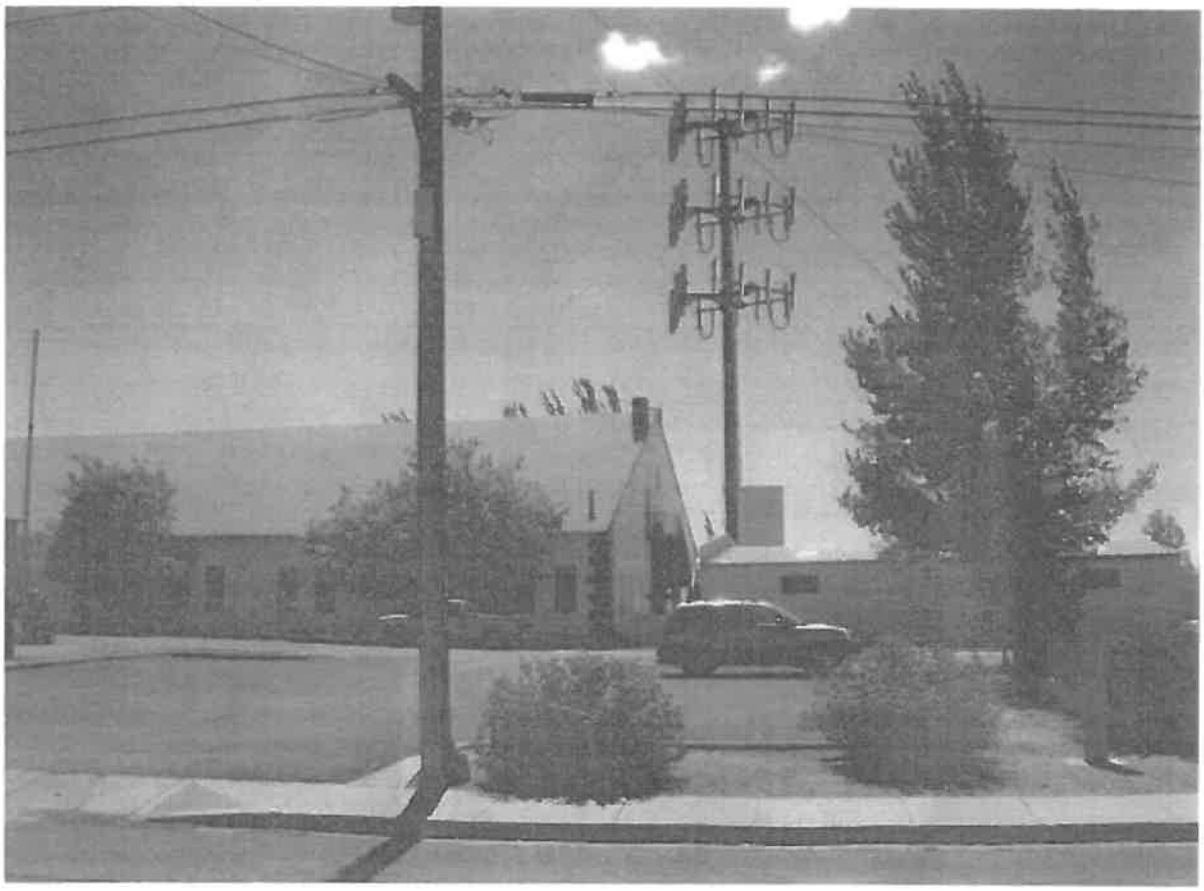
BREAKING Trump associate Roger Stone charged with lying to Congress, obstructing Russia investig...

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	Dr. Alex Martinez
	Ed Dunn-Vice Chair	Kyle Anticevich
	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

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

Marla 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 Mellinger, 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 10-20.30.100.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 a possible 2B carcinogen. (The same category as lead, DDT, 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,

Renéa Atiemo

ReneaAtiemo@gmail.com

Email received from Marla 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=igQhKFhP2uU

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=NHcaTQDJvVk

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=5xjaxk6Qhm4

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

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.

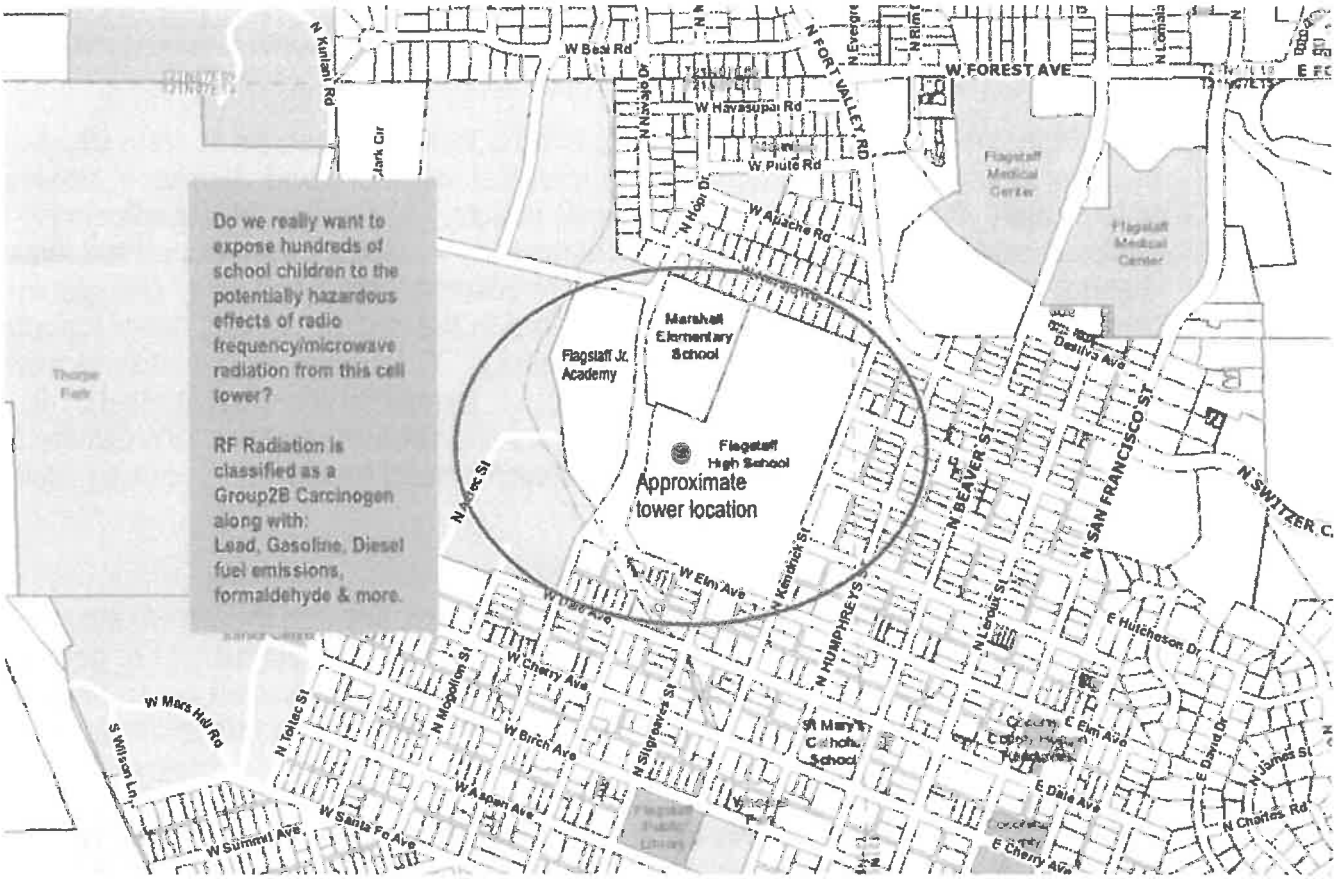
11) Cancer which is likely to involve these DNA changes but also increased rates of tumor promotion-like events. 12) Therapeutic effects including stimulation of bone growth. 13) Cataract formation (previously thought to be thermal, now known not to be). 14) Breakdown of the blood-brain barrier. 15) 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=_Fi_0VTS-D8&t=68s

2017 How Wireless Technologies May Affect Childhood Development
http://www.bioinitiative.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.

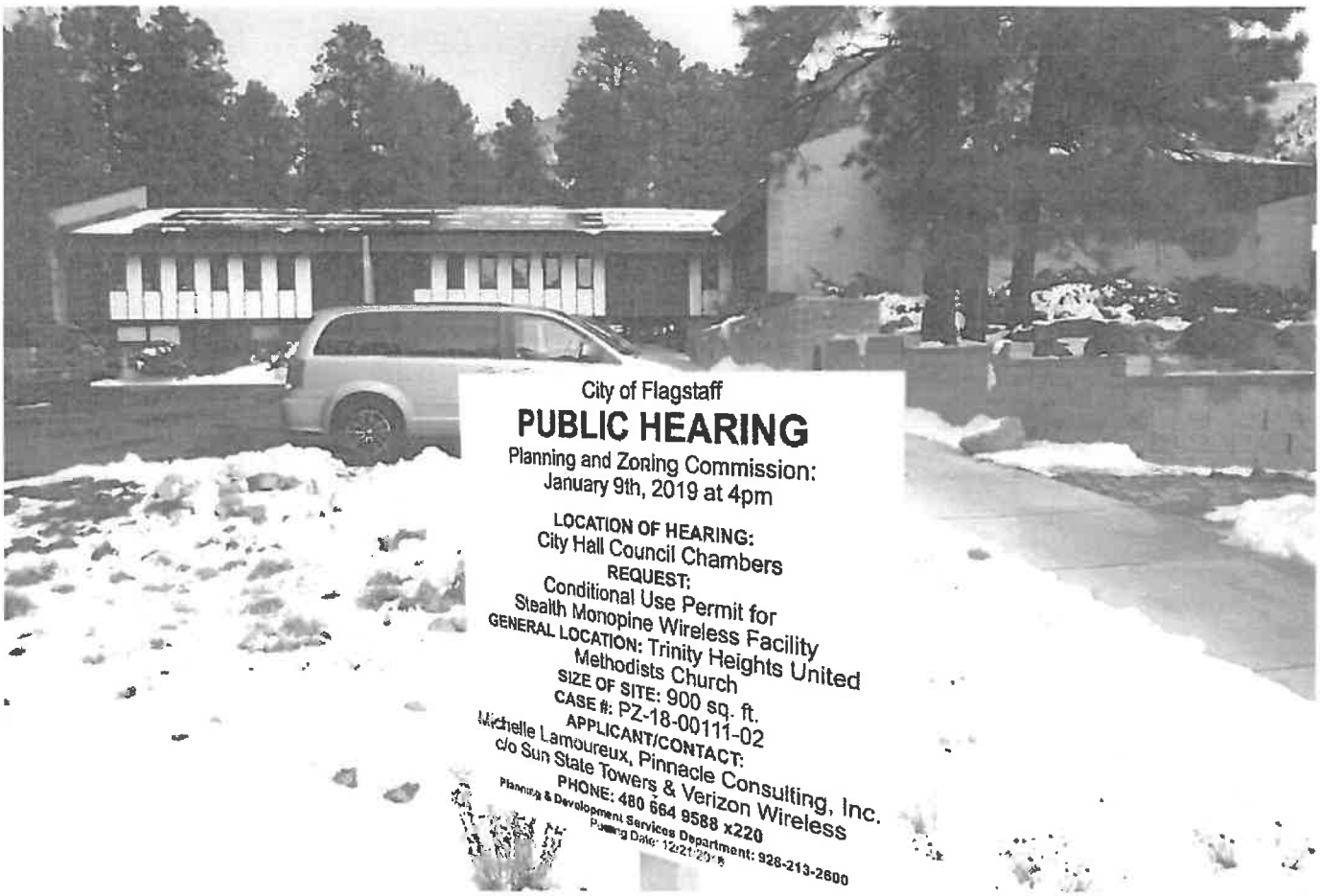

Do we really want to expose hundreds of school children to the potentially hazardous effects of radio frequency/microwave radiation from this cell tower?
RF Radiation is classified as a Group2B Carcinogen along with: Lead, Gasoline, Diesel fuel emissions, formaldehyde & more.
Approximate tower location
Flagstaff Jr. Academy
Marshall Elementary School
Flagstaff High School
W Beal Rd
W Havasupai Rd
W Piute Rd
W Apache Rd
W FOREST AVE
N FORT VALLEY RD
Flagstaff Medical Center
N Kaibab Rd
N Navajo Dr
N High Dr
N Alder St
N Kendrick St
N BEAVER ST
N SAN FRANCISCO ST
N HUMPHREYS
N Leroux St
W Elm Ave
W Cherry Ave
W Birch Ave
W Aspen Ave
W Santa Fe Ave
W Summit Ave
W Mars Hill Rd
S Wilson Ln
N Toltec St
N Mogollon St
N Sitgreaves St
E Hutcheson Dr
E Elm Ave
E Dale Ave
E Cherry Ave
N James St
N Charles Rd
N SWITZER C

https://azdailysun.com/news/planning-and-zoning-stalls-decision-over-cell-tower-construction/article_4bcf435e-58fd-525c-80db-c3f7b1a5a39b.html

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 Sliva, 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 Sliva, foreground, and Juliana Suby, right, stand on a trail on the El Paso Natural Gas pipeline at the base of Mount Elden 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

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

(/#facebook) (/#twitter) (/#google_plus)
(https://www.addtoany.com/share#url=https%3A%2F%2Fehtrust.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%20I%20Need%20Scientifi

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 Hempfield School District. (https://ehtrust.org/wp-content/uploads/PDF-Hempfield-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/bees-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-phoneswireless/5g-internet-everything/) and watch videos with scientific presentations on 5G (https://ehtrust.org/key-issues/cell-phoneswireless/video-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-phoneswireless/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-phone-towers-lower-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-phoneswireless/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-emf-scientists-appeal-united-nations-maryland-state-childrens-environmental-health-pro/)

Learn about 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.safeschoolspg.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.safeschoolspg.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=kp0_zGHH3KA&list=PLT6DbkXhTGoCkk3LER9GhrRFIBzwcu3an)

Communities Trying to Stop Cell Towers Near Their Homes and Schools (https://www.youtube.com/channel/UCNz1PXavzKTWB2UHuhShhZg/featured), Testimony against Small Cells Near Homes (https://www.youtube.com/watch?v=OgNLR9fQOX4&list=PLT6DbkXhTGoDakSqp1i_7milpwGx4xMFq)

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

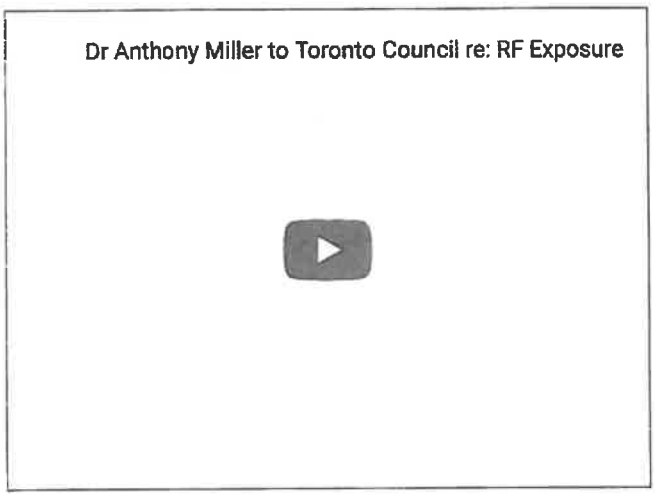
Click on the links to see these recent Environmental Health Trust scientific presentations

8/10/2017 Presentation to Mexico Telecom Authority on Out of Date Guidelines for Cell Towers (https://ehtrust.org/httpsehtrust-orgmexican-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/)

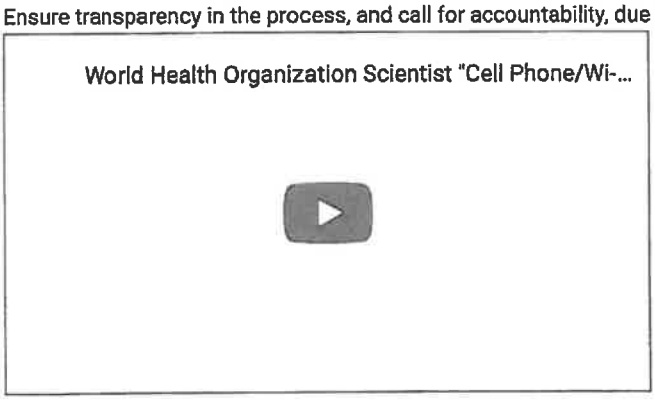
6/6/2017 Presentation to North Carolina Governor on Wireless Facilities (Mini Cell Towers) in Rights of Way (https://ehtrust.org/wp-content/uploads/Presentation-on-Small-Cell-5-G-to-North-Carolina-Governor-PDF-of-Slides.pdf)

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://ehtrust.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.



Trak.in

Click on allow to subscribe to notifications

Stay updated with the latest happenings on our site

Powered by iZooto Allow Later

INDIA TELECOM

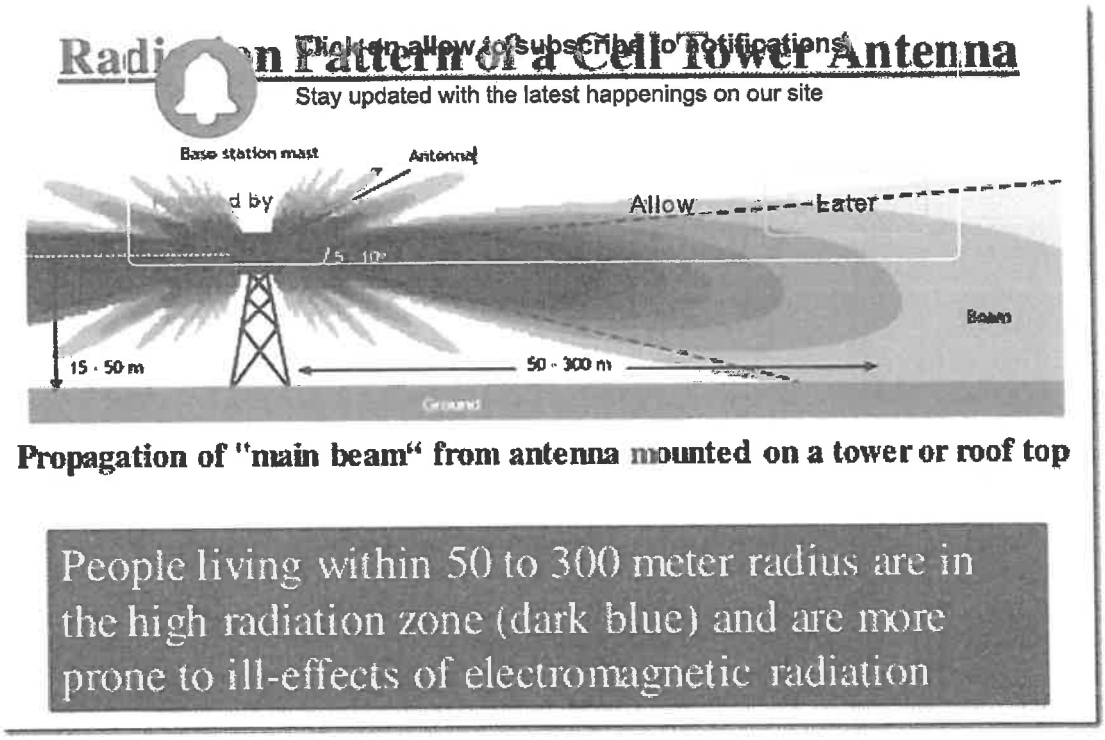
Mobile Towers Banned Near Schools & Hospitals!

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.



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.**

Click on allow to subscribe to notifications

Stay updated with the latest happenings on our site

Powered by iZooto Allow Later

Radiation Hazards f Cell Phones/Cell To\

Prof. Girish Kumar

Electrical Engineering Departn

IIT Bombay, Powai, Mumba

(022) 2576 7436

gkumar@ee.iitb.ac.in

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.

bmc Cell phone radiation mobile tower radiations SAR

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 @trakin and Facebook.

Arun's Google+ Profile

Comments 5 Facebook Comments

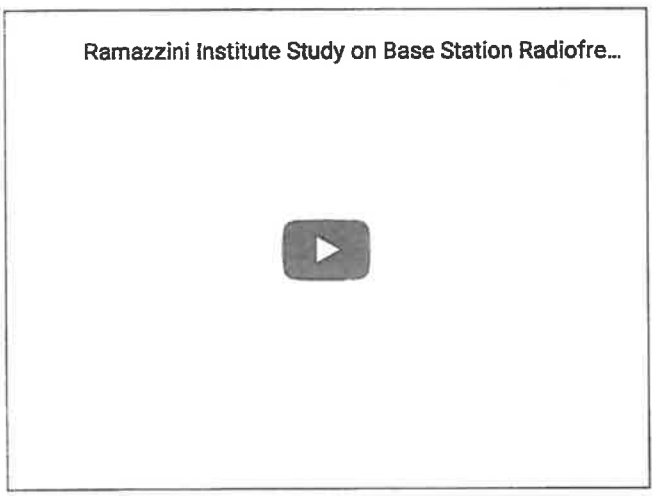
Ramazzini Study On Radiofrequency Cell Phone Radiation: The World's Largest Animal Study On Cell Tower Radiation Confirms Cancer Link

(/#facebook) (/#twitter) (/#google_plus)
(https://www.addtoany.com/share#url=https%3A%2F%2Fehtrust.org%2Fworlds-largest-animal-study-on-cell-tower-radiation-confirms-cancer-link%2F&title=%C2%A0Ramazzini%20Study%20on%20Radiofrequency%20Cell%20Phone%20Radiation%3A%20The%20World%E2%80%99s%20Largest%20A

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 Ramazzini Institute and US government studies report finding the same unusual cancers.

Listen to to the March 22, 2018 press conference below.



Link to the Ramazzini Institute Study (https://www.sciencedirect.com/science/article/pii/S0013935118300367?via%3Dihub)

Question and Answer on the Ramazzini Study (https://ehtrust.org/wp-content/uploads/Ramazzini-Institute-Study_-Press-Q-and-A-2.pdf)

One page Comparison of the Ramazzini Institute Study and the US National Toxicology Program Study (https://ehtrust.org/wp-content/uploads/Comparing-NTP-and-RI-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?via%3Dihub) 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/trpanel/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 (glial) 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/cellulari-causano-tumori-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://corrieredibologna.corriere.it/bologna/cronaca/18_marzo_23/cellulari-studio-ramazzinicausano-tumori-molto-rari-84be9bc0-2e75-11e8-9b5b-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 RFR in humans," said Fiorella Belpoggi 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 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 Melnick 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 neuromaa (vestibular schwannoma) and gliomas, and should be classified carcinogenic to humans," stated Lennart 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

urgent because of current plans to place small 5G cell towers about every 300 meters in every street across the country. These 5G 'small cell' antennas will result in continuous exposure to everyone living nearby and everyone walking down the street. The increased exposures will increase risk of cancer and other diseases such as electro-hypersensitivity."

Ramazzini Institute investigators have completed nearly 500 cancer bioassays on more than 200 compounds, and their study design is unique in that animals are allowed to live until their natural deaths in order to allow detection of late-developing tumors. Eighty percent of all human cancers are late-developing (https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2592260/), occurring in humans after 60 years of age. This longer observation period has allowed the RI to detect such later-occurring tumors for a number of chemicals, and their published research includes studies of benzene (https://www.ncbi.nlm.nih.gov/pubmed/2792037/), xylenes (https://www.ncbi.nlm.nih.gov/pubmed/9472329/), mancozeb (https://www.ncbi.nlm.nih.gov/pubmed/12562632), formaldehyde (https://www.ncbi.nlm.nih.gov/pubmed/12562630) and vinyl chloride (https://www.ncbi.nlm.nih.gov/pubmed/3389652).

The Ramazzini research results come in the wake of similar findings from the US National Toxicology Program (NTP) large-scale experimental studies (https://ntp.niehs.nih.gov/about/org/sep/trpanel/meetings/docs/2018/march/index.html) on cell phone radiation. Both studies found (https://ntp.niehs.nih.gov/ntp/about_ntp/trpanel/2018/march/tr595peerdraft.pdf) statistically significant increases in the development of the same type of very rare and highly malignant tumor in the heart of male rats—schwannomas.

"This publication is a serious cause for concern," stated Annie J. Sasco MD, DrPH, SM, MPH, retired Director of Research at the INSERM (French NIH) and former Unit Chief at the International Agency for Research on Cancer/World Health Organization, France, who commented that, "some of the results are not statistically significant due to the relatively small number of animals involved. Yet, that does not mean they should be ignored. Larger studies could turn out statistically significant results and in any event statistical significance is just one aspect of evaluation of the relation between exposure and disease. Biological significance and concordance of results between humans and animals clearly reinforces the strength of the evidence of carcinogenicity. The facts that both experimental studies found the same types of rare tumors, which also have pertinence to the human clinical picture, is striking."

"Such findings of effects at very low levels are not unexpected," stated Devra Davis PhD, MPH, president of EHT, pointing to a Jacobs University replication animal study (https://www.sciencedirect.com/science/article/pii/S0006291X15003988) published in 2015 that also found very low levels of RFR promoted tumor growth. "This study confirms an ever growing literature and provides a wake-up call to governments to enact protective policy to limit exposures to the public and to the private sector to make safe radiation-free technology available."

In January 2017 at an international conference (https://ehtrust.org/science/key-scientific-lectures/2017-expert-forum-wireless-radiation-human-health/) co-sponsored by Environmental Health Trust and the Israel Institute for Advanced Study at Hebrew University, Fiorella Belpoggi PhD, Director of Research at the Ramazzini Institute, presented the study design and the findings that RFR-exposed animals had significantly lower litter weights. Belpoggi's presentation (https://www.youtube.com/watch?v=ESRIubk9iAM) and slides (https://ehtrust.org/wp-content/uploads/Fiorella-Belpoggi-01.23.pdf) are available online. The Ramazzini findings of lower litter weights are consistent with the NTP study, which also found lower litter weights in prenatally exposed animals. At that time, the Italian journal Corriere published an article (http://www.corriere.it/salute/sportello_cancro/17_gennaio_27/cellulari-ricerca-italiana-rilancia-l-ipotesi-loro-pericolosita-dc6a23ac-e49e-11e6-bab2-81c2e6263bbb.shtml) about the presentation of the Ramazzini study and quoted Belpoggi's recommendation of "maximum precaution for children and pregnant women."

Noting that "current standards were not set to protect children, pregnant women, and the growing numbers of infants and toddlers for whom devices have become playthings," Davis, who is also Visiting Professor of Medicine of Hebrew University Medical Center and Guest Editor in Chief of the journal Environmental Research, added, "Current two-decade old FCC limits were set when the average call was six minutes and costly cell phones were used by very few. These important, new, game-changing studies show that animals develop the same types of unusual cancers that are being seen in those few human epidemiological studies that have been done. In light of these results, Environmental Health Trust joins with public health experts from the states of California, Connecticut and Maryland, as well as those in France, Israel and Belgium to call on government and the private sector to carry out major ongoing public health educational campaigns to promote safer phone and personal device technology, to require and expedite fundamental changes in hardware and software to reduce exposures to RFR/microwave radiation throughout indoor and outdoor environments, and to institute major monitoring, training and research programs to identify solutions, future problems and prevention of related hazards and risks."

"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#)Mandrioli, M. Manservigi, F. Manservisi, I. Manzoli, I. Menghetti, R. Montella, S. Panzacchi, D. Sgargi, V. Strollo, 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.

Ramazzini Institute Resources

Link to the Ramazzini 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/trpanel/2018/march/publiccomm/melnick20180312.pdf)

Dr. Annie Sasco Comments on the NTP/ (https://ehtrust.org/wp-content/uploads/Comments-from-Annie-J-Sasco-Final.pdf) Ramazzini Comments (https://ehtrust.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://ehtrust.org/wp-content/uploads/Submission-Anthony-B-Miller.pdf)

Additional Resources:

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

The National Toxicology Program Presentation on DNA Damage (https://ehtrust.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://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. Melnicks 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://ehtrust.org/wp-content/uploads/Comments-from-Annie-J-Sasco-Final.pdf)

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

Additional Resources:

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

The National Toxicology Program Presentation on DNA Damage (https://ehtrust.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

Fiorella Belpoggi, 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. Belpoggi is the Director of the Ramazzini Institute Research Department and Director of the Cesare Maltoni Research Center, Bologna, Italy. Dr. Belpoggi 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 radiofrequency 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 a scientist with the National Institutes of Health focused on assessing human health risks of environmental chemicals. He lead 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.

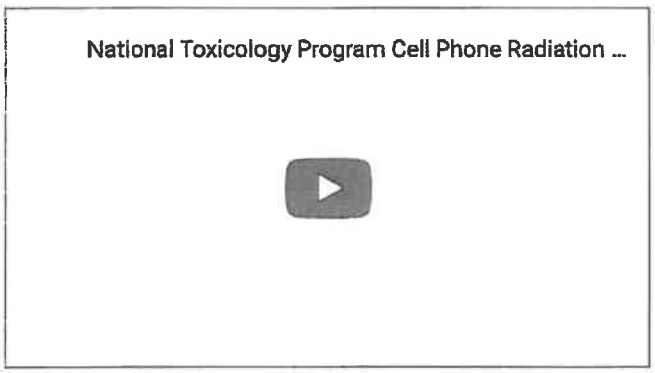
David O. Carpenter, MD

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/archive/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 Mayis 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. Melnick present on the NTP study last year in this video.



(https://ehtrust.org/key-issues/fine-print-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; lynn@thumc.com; travismsmith11@gmail.com; sbuffon@azdailysun.com; askabelund@azdailysun.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 <psilva@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 Gullickson

From: Sherry Cornforth <sherrycornforth@gmail.com>
Sent: Wednesday, January 30, 2019 7:40 PM
To: Tiffany Antol; Neil Gullickson; Mayor and Council
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: Jennifer Spinti <jennifer.spinti@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>
Sent: Thursday, January 31, 2019 8:59 AM
To: Tiffany Antol; Neil Gullickson; Mayor and Council
Subject: Proposed cell tower behind Trinity Heights Church

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 ridgeline, 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

Neil Gullickson

From: Alicia Yaeger-Booth <ayaegerbooth@gmail.com>
Sent: Thursday, January 31, 2019 8:39 PM
To: Mayor and Council; Neil Gullickson; 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 constriction 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" o "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 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 constriction 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

Neil Gullickson

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 constriction 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 Gullickson

From: Shelley Vincent <sjwv64@gmail.com>
Sent: Friday, February 1, 2019 7:38 AM
To: Tiffany Antol; Neil Gullickson
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 ridgeline, 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.

Sincerely,

Michael and Shelley Vincent
1545 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

FROM Bob 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 DEVELOMENT SERVICES DID NOT FOLOW 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 REQUIED 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.

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

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMMUNICATION 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 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 Gullickson

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

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

From: Elizabeth Bruchman <ebruchman@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 Disfavorable 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 Gullickson

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

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 Gullickson

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 Gullicksen
Action Sought: Conditional Use Permit A 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.

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
Diane Rechel
1585 E. Everest 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 concerns and reasons:

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 Rechel 928.225.0483**

1. THE CITY OF FLAGSTAFF PLANNING AND DEVELOMENT SERVICES DID NOT FOLOW 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 REQUIED 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 TELECOMMMUNICATION 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 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 Rechel

1585 E. Everest Drive. Flagstaff, AZ. 86004. dianealisonrechel@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 constriction 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" o "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

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 constriction 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" o "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

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

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 ridgeline, 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

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 ridgeline, 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 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 constriction 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" o "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
To: Tiffany Antol; Neil Gullickson; Mayor and Council
Subject: opposition to cell phone town 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 ridgeline, 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-

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 constriction 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" o "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

Neil Gullickson

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 ridgeline, 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 meeting 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 Gullickson

From: Carol Orrill <carolina.orrill@gmail.com>
Sent: Monday, February 4, 2019 11:56 AM
To: Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Gullickson
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 DEVELOMENT SERVICES DID NOT FOLOW 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 REQUIED 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.

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

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMMUNICATION 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 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.

~Carol

Neil Gullickson

From: Daniel Folke
Sent: Monday, February 4, 2019 2:18 PM
To: Neil Gullickson
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.

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

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 DEVELOMENT SERVICES DID NOT FOLOW 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.

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

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMMUNICATION 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 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.

Rodrigo de Toledo

February 4, 2019

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 constriction 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" o "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.go; 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-18-00111-02 for a telecommunications facility and monopine 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 constriction 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" o "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

Neil Gullickson

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 FOLOW 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 9 th , 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 9 th . 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: mvanc39@gmail.com 928-226-9115

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 John Paul Roccaforte
1110 E. Appalachian Rd. 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 DEVELOMENT SERVICES DID NOT FOLOW 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 REQUIED 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.

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

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMMUNICATION 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 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 Roccaforte

1110 E. Appalachian Rd. Flagstaff, AZ 86004

Neil Gullickson

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 Steve's Blvd
Flagstaff, Az 86004
928-607-1368

Neil Gullickson

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 antennaesearch.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 Matterhorn Dr.
Flagstaff, AZ

Neil Gullickson

From: Barbara Goodrich
Sent: Tuesday, February 5, 2019 7:21 PM
To: Neil Gullickson
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 cancer.
    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 Gullickson

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

Sent from my iPad

Begin forwarded message:

> **From:** JAMES D SETTLES <jnssettles@msn.com>
> **Date:** February 4, 2019 at 10:28:26 AM MST
> **To:** "bgoodrich@flagstaffaz.gov" <bgoodrich@flagstaffaz.gov>
> **Subject: Proposed cell tower**
>
> Dear Babara,
> 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 Gullickson, Planning and Development- ngullickson@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,

Carrie L. Warman

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 Utilties Commission, 2008).

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

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.

   b. 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**.

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. **First Net is owned and operated by AT&T in conjunction with the US Government.** 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 firefighers, 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

References

Transportation Research Board. (2004). *Setbacks and Zoning for Natural Gas and Hazardous LIquid Pipelines, Special Report 281.* National Academy of Science. Retrieved from http://mrsc.org/getmedia/321384AC-DB51-448E-B4FD-5A8EC4EBF7B1/jd

California Public Utilties Commission. (2008). Retrieved from http://docs.cpuc.ca.gov/EFILE/rulc/108838.pdf

IEEE Power and Energy Society. (2011). *IEEE Guide for the Protection of Communication Installations from LIghtening Effects.*

International Association of Fire Fighters. (n.d.). *IAFF against cellular base stations*. Retrieved from http://www.iaff.org/hs/resi/celltowerfinal.htm

Pipeline and Hazardous Materials Safety Administration, U. (2013). *A Study on the Impact of Excavation Damage on Pipeline Safety.*

Pipeline and Hazardous Materials Safety Administration, U. (2017). *Arizona State Program Metrics.* Retrieved from https://primis.phmsa.dot.gov/comm/StateProgramMetrics/StateProgramMetrics_AZ.htm?nocache=2964

Pipeline and Informed Planning Alliance, U. (2010). *Building Safe Communities, Pipelines Risk and it's Application to Local Development Decisions.* Retrieved from FInal Report: https://primis.phmsa.dot.gov/comm/publications/PIPA/PIPA-PipelineRiskReport-Final-20101021.pdf

Pipelines and Informed Planning Alliance, U. (2010). *FInal Report of Recommended Practices*. Retrieved from https://primis.phmsa.dot.gov/comm/publications/PIPA/PIPA-Report-Final-20101117.pdf#pagemode=bookmarks

Rosenthal, Q. &. (2005). The Effects of Land-use Planning on the Price of Housing. *US Department of Housing and Urban Development, CityScape.*

Sacramento Bee. (2018). *Firefighter say Verizon Throttled data during emergency*. Retrieved from https://www.sacbee.com/latest-news/article217133835.html

US Department of Housing and Urban Development. (n.d.). *4150.1 Housing Analaysis Rev.* Retrieved from https://www.hud.gov/sites/documents/41501C4HSGH.PDF

US Department on Housing and Urban Development. (2012). *Hazards and Nuisances: Overhead High Voltage Transmission Towers and Lines*. Retrieved from HUD HOC reference guide: https://archives.hud.gov/offices/hsg/sfh/ref/sfh1-18f.cfm

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, Macmillan 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

Neil Gullickson

From: Lisa Machina <lisa.machina@hotmail.com>
Sent: Wednesday, February 6, 2019 2:46 PM
To: Tiffany Antol; 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 constriction 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" o "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,
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 TELECOMMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

    - **It is in a residential neighborhood, zoned R1**
    - **In a scenic locale** (Any site along an exposed ridgeline, 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 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 **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 wildness 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 constriction 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 Antol
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 constriction 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" o "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 Divier
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 DEVELOMENT SERVICES DID NOT FOLOW 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 REQUIED 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.

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

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMMUNICATION 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 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.
Ginger Van Divier

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-18-00111-02

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 / 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

Neil Gullickson

From: Tiffany Antol
Sent: Tuesday, February 5, 2019 1:07 PM
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

-----Original Message-----
From: Shonto Begay <shonto.begay@gmail.com>
Sent: Tuesday, February 05, 2019 1:02 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Cc: Diane rechel <dianealisonrechel@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 Gullickson

From: Ginger <brightmoonfire@gmail.com>
Sent: Tuesday, February 5, 2019 1:46 PM
To: Barbara Goodrich; Daniel Folke; Tiffany Antol; Neil Gullickson

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 Divier
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 constriction 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/sfh/ref/sfh1-18f.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 in 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 Divier
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 – tantol@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 DEVELOMENT SERVICES DID NOT FOLOW 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 47U.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 REQUIED 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.

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

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMMUNICATION 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 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

Neil Gullickson

From: Tiffany Antol
Sent: Thursday, January 10, 2019 1:09 PM
To: Neil Gullickson
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

Neil Gullickson

From: Tiffany Antol
Sent: Thursday, January 10, 2019 4:18 PM
To: Neil Gullickson
Subject: FW: Cell Tower Rechel - 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 Rechel <Diane.Rechel@nau.edu>
Sent: Thursday, January 10, 2019 10:22 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: FW: Cell Tower Rechel - getting a lawyer

HI Tiffany, Can you please make sure the Planning and Zoning Commission receives this email? Thank you! Diane

Diane Rechel, 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 helath 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@nau.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=IwAR0ZUusZeTNdGn0IKjhn--_j4SPmIaKk54LgUUNNpvKh0JvFfqqDSjXKpsQ

https://www.parealtor.org/justlisted/cell-towers-impact-property-values/?fbclid=IwAR2E8-fuVDipjcju1dz_BRfO_J6G0olm5_06XShm_WXaY2PyxhcISsN5B0o

https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html?fbclid=IwAR2Nv0tHQn7z_vz55pd66alw-Z0K3mWH-8gD_fh95sj9hnjlCB83RGd2DZY

Neil Gullickson

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 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
829-527-3924

Neil Gullickson

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.

Neil Gullickson

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 viewscape. 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 viewscape 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.

- 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.

Thanks very much for your consideration.

Emma Benenati

Neil Gullickson

From: Margaret Anne Gunderson <Margaret.Gunderson@nau.edu>
Sent: Monday, January 28, 2019 2:42 PM
To: Michelle.lamoureux@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

Neil Gullickson

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 informant 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 <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 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

4. ***Facilitate ongoing communication between the applicant, potentially affected citizens and adjacent property owners, City staff and elected officials throughout the application review process.***

I would also like to know 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;

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;*

Neil Gullickson

From: Juliana Suby <juliana.suby@gmail.com>
Sent: Monday, January 21, 2019 9:44 PM
To: Tiffany Antol; Neil Gullickson; Adam Shimoni; Brooks Hart; Carrie Warman; 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 devision 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.*

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 devision 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*

4. ***Facilitate ongoing communication between the applicant, potentially affected citizens and adjacent property owners, City staff and elected officials throughout the application review process.***

I would also like to know 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;

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 guarenteed over time and would take more effort to procure, but would not impact that beautiful forest area that makes this neighborhood so desireable 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

Neil Gullickson

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 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 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 devision 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*

4. ***Facilitate ongoing communication between the applicant, potentially affected citizens and adjacent property owners, City staff and elected officials throughout the application review process.***

I would also like to know 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;

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.*

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 Sánchez Meador, Ph.D.
1060 E Appalachian Rd
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 DEVELOMENT SERVICES DID NOT FOLOW 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 REQUIED 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.

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

The proposed site is considered "disfavored" (Flagstaff Zoning Code 10-40.60.310 TELECOMMMUNICATION 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 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.

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 constriction 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" o "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

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 Katherine Sanchez Meador
1060 E Appalachian Rd.
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 DEVELOMENT SERVICES DID NOT FOLOW 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 REQUIED 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 TELECOMMMUNICATION 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 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.

Katherine Sanchez Mark

February 4th, 2019

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 TELECOMMMUNICATION FACILITIES, section E.3, Disfavored Sites) because:

    - **It is in a residential neighborhood, zoned R1**
    - **In a scenic locale** (Any site along an exposed ridgeline, 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 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 **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 wildness 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

Minutes-Approved

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, February 13, 2019

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-The meeting was called to order at 4:05 p.m.

COMMISSION MEMBERS:	Margo Wheeler, Chairman	Dr. Alex Martinez
	Edward Talkington	Marie Jones
	Kyle Anticevich	Eric Nolan
	David Zimmerman	

Absent Excused:

CITY STAFF: Tiffany Antol, Staff Liaison
Neil Gullickson, Planning Development Manager
Genevieve Pearthree, Associate Planner
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 January 9, 2019.

Motion to approve the minutes from the regular meeting of January 9, 2019 as submitted.

Moved by Commissioner Martinez **Seconded by** Commissioner Talkington Motion carried unanimously.

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

A 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.

Mr. Gullickson gave a brief update on the proposed conditional use permit and answered questions from Commissioners.

Michelle Lamroux, applicant consultant, answered questions from Commissioners

Public Comment:

The individuals below spoke against the proposed conditional use permit for the following reasons: disfavored site, location, visual pollutant, gas pipeline easement, not meeting objectives, look of the tower, view sheds, property values, adverse effects to environmental study area, radiation health risks, fire risk, harm to wildlife, lack of findings

Ginger Van Divier, resident
Eric Kolvig , resident
Alan Bonner, resident
Suzanne Bonner, resident
Juliana Suby, resident
Mike Stoddard, resident
Jackson Lander, resident
Hans Gunderson, resident
Margaret Gunderson, resident
Mac McGeary, resident
Gloria Auler, resident
Robert Vane, resident
Janet Sliva, resident
Diane Rechel, resident
Donna Fosberg, resident
Jennifer Flugstad, resident
MacKenzie Bevrit, resident
Bennett Edgerly , resident
Sue Ordway, resident
Martin Becker, resident
Skeeter, speaking on behalf of Shadow Mountain block watch group

Brooks Hart, resident
Carrie Warman, resident
Lina Walen, resident

The individuals below spoke in favor of the proposed conditional use permit:
Phil Off, resident
Keith McClanahan, trustee of Trinity Heights Church

Written Comment Card were submitted by the following individuals:
John Paul Roccaforte, against proposed project
Lisa M Machine, against proposed project
Catherine Roustan, against proposed project
Mary Zall, against proposed project

Steve Kennedy, engineer for applicant, answered questions from Commissioners

Discussion was held on the proposed project

Motion to deny **PZ-18-00111-02** for lack of findings #1 and 2b as listed in the Staff report **Motioned by** Commissioner Zimmerman **Seconded by** Commissioner Talkington Motion carried unanimously.

B. VERKAMP HOUSE CONDOMINIUMS

Address:	623 North San Francisco Street
Assessor's Parcel Number:	101-08-009
Property Owner:	ZH Holdings
Applicant:	David Hayward
Application Number:	**PZ-17-00017-04**
City Staff:	Genevieve Pearthree
Action Sought:	Preliminary Plat Request

Neighborhood Homes requests preliminary plat approval for Verkamp House Condominiums—a 6-unit residential condominium subdivision on a .49 -acre (21,300 square foot) site at 623 N. San Francisco Street—constructed as a Planned Residential Development in the Single-Family Residential Neighborhood (R1N) Zone.

Ms. Pearthree gave a PowerPoint presentation on the proposed preliminary plat and answered questions from Commissioners.

Motion to recommend to City Council for approval in accordance with the findings Preliminary Plat **PZ-17-00017-04** as submitted **Motioned by** Commissioner Martinez **Seconded by** Commissioner Anticevich Motion carried unanimously.

II. DISCUSSION AND RECOMMENDATION

1) Review of 2018 Building and Fire Code Amendments.

City Staff: Amy Palmer, Building Official
Victoria St. Clair, Building Plans Examiner
Kent Snide, Fire Inspector

Amy Palmer, Building Official, gave a PowerPoint presentation on the proposed 2018 Building Code Amendments

Jerry Bills, City of Flagstaff Fire Marshall, gave a brief update on the proposed 2018 Fire Code Amendments

Motion to recommend to City Council for approval the 2018 Building & Fire Code amendments as presented by Staff **Motioned by** Commissioner Zimmerman **Seconded by** Commissioner Jones Motion carried unanimously.

2) Active Transportation Master Plan

Flagstaff Urban Trails System (FUTS) Master Plan

The City is working on two master plans: The Active Transportation Master Plan will make specific recommendations to improve the pedestrian and bicycle environment, while the FUTS Master Plan will guide future development of the Flagstaff Urban Trails System. Both master plans implement the goals and policies of the Flagstaff Regional Plan 2030: Place Matters regarding walking, biking, and trails.

Staff will introduce the master plans at this work session, provide a summary of their content, and outline the process for review and adoption. Master plans are approved by the City Council by resolution, following review and recommendation by the Planning and Zoning Commission and Transportation Commission. For more detailed information about the master plans, go to http://www.flagstaff.az.gov/atmp

Martin Ince, FMPO, gave a PowerPoint presentation on the Active Transportation/FUTS master plans.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

ADJOURNMENT

Adjourned at 7:02 p.m.

City of Flagstaff

February 14, 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 structurer 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 and on February 13, 2019 regarding this Conditional Use Permit. The Commission found and determined that, the application did not meet the findings required, specifically the findings #1 and 2b as listed in the Staff report. The Commission denied the Conditional Use Permit by a vote of (6-0).

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on February 14, 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, Trintiy Methodist Church

PINNACLE CONSULTING, INC

February 22, 2019

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

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

Dear Mr. Gullickson,

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

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

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

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

Sincerely,

Michelle Lamoureux, Site Development Manager
Pinnacle Consulting, Inc.
480-664-9588 ext. 230
Michelle.lamoureux@pinnacleco.net

cc: Planning Director, City Clerk, Trinity Methodist Church

`NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff City Council will hold a Public Hearing on, Tuesday, April 2, 2019 at 6:00 p.m. in the Council Chambers of City Hall to consider an **Appeal of the Denial** of Conditional Use Permit PZ-18-00111-02 as described below:

1. A Conditional Use Permit request from Pinnacle Consulting on behalf of Verizon Wireless to allow placement of a new 60-foot tall Antenna-supporting Structure (mono-pine wireless communication tower) with 6-antennas at the 55-foot level, to facilitate wireless communications.

The proposed Antenna-supporting Structure would be constructed within a 900-square foot lease area on a 9.31-acre parcel located at 3600 North Fourth Street, within the R1, Single-family Residential zoning district.

Interested persons may file comments in writing regarding the appeal or be heard at the hearing date herein set forth. The appeal will limited to the record presented to the Planning & Zoning Commission on January 9, 2019 and February 13, 2019, including the application materials, staff report, letters from the community and any comments presented at the hearings. Additional information is available at the City Development Services Division, 211 West Aspen Avenue, Flagstaff, Arizona.

The City Council meeting will be held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.

Tiffany Antol
Secretary, Planning and Zoning Commission

For Information Contact:
Tiffany Antol, Acting Planning Director
tantol@flagstaffaz.gov or 928-213-2608

Mail: Friday, March 15, 2019

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Jenny Niemann, Climate & Energy Specialist
Date:	03/26/2019
Meeting Date:	04/02/2019

TITLE:
Climate Action and Adaptation Plan Implementation Update

DESIRED OUTCOME:
This is an informational update on the implementation of Flagstaff's Climate Action and Adaptation Plan.

EXECUTIVE SUMMARY:
To achieve the City Council's goal of implementing the Flagstaff Climate Action and Adaptation Plan (CAAP), City staff have begun working with staff partners and community members to take climate action.

Collaboration across the City: Sustainability staff are developing internal processes that will institutionalize climate action. Highlights of completed, ongoing and future work include:

- Meetings with all division directors
- Providing technical expertise for the building code updates
- Providing support for electric vehicle purchases
- A Climate Action Committee comprised of staff leads from each division
- Decision matrix development
- Staff training

Community partnerships: Sustainability staff is also working extensively within the community to catalyze climate action. Examples of completed, ongoing, and future projects include:

- Community events
- Annual greenhouse gas inventory for community emissions
- Monthly outreach through a newsletter and Coffee & Climate
- Climate Ambassadors training
- Student Climate Action Challenge
- Flagstaff Youth Climate Summit

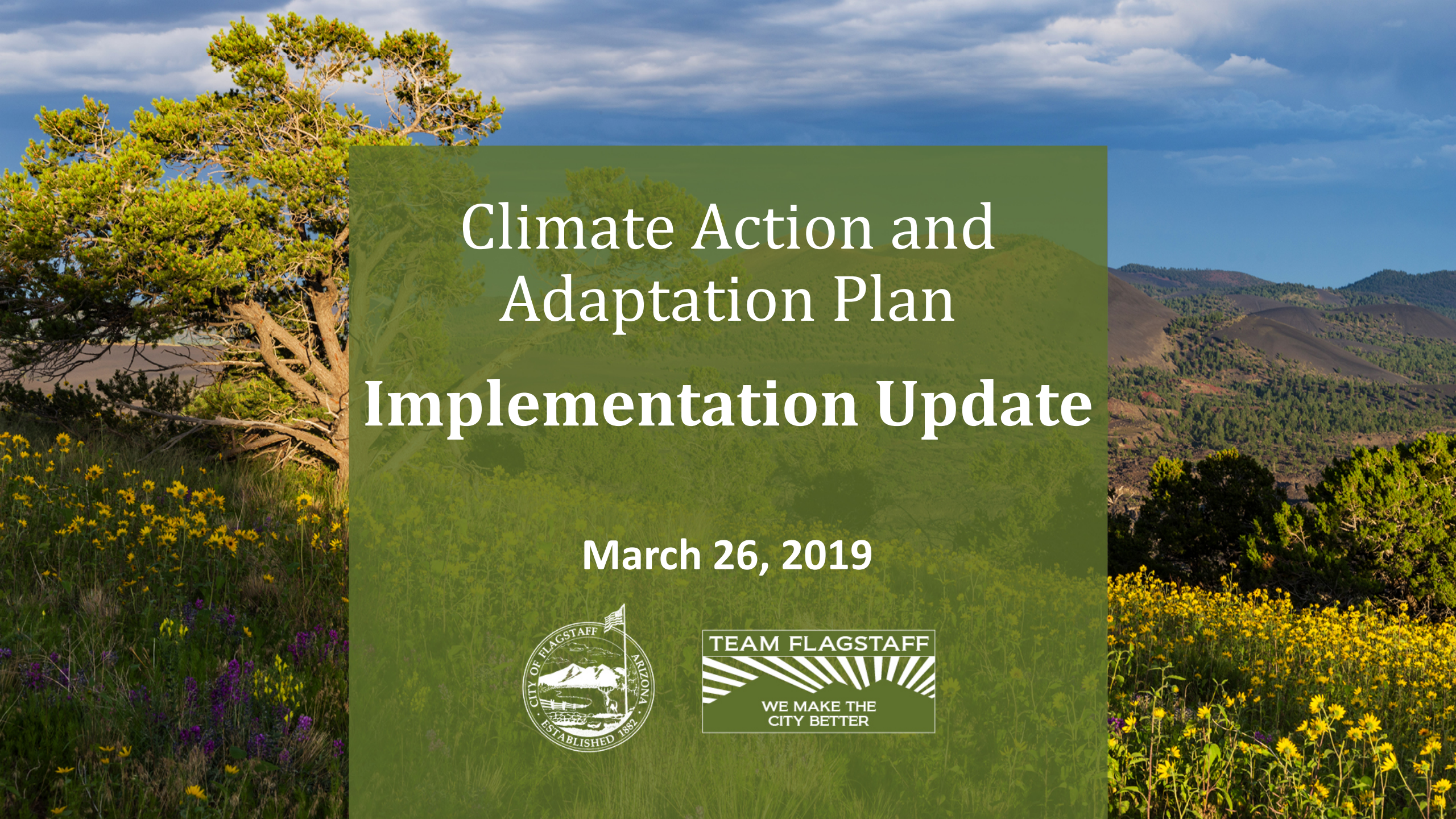
INFORMATION:

Connection to Council Goal and/or Regional Plan:
Council Goals:
Take meaningful climate change action.

Regional Plan:
Goal E.1. Increase energy efficiency.
Goal E.2. Expand production and use of renewable energy.
Goal E&C.1. Proactively improve and maintain the region's air quality.
Goal E&C.2 Reduce Greenhouse gas emissions.
Goal E&C.3 Strengthen community and natural environment resiliency through climate adaptation efforts.
Goal E&C.4. Integrate the best available science into all policies governing the use and conservation of Flagstaff's natural resources.

Financial Impact:
CAAP implementation will require a financial investment by the City of Flagstaff. Opportunities for investment have been included in the Fiscal Year 2020 budget requests.

Attachments: Presentation



Climate Action and Adaptation Plan

Implementation Update

March 26, 2019

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

Agenda

- Brief review of the Climate Action and Adaptation Plan
- Collaboration across the City of Flagstaff
- Community partnerships

The Plan!

Overarching goals

Mitigation

- Reduce Flagstaff's community greenhouse gas emissions by 80% by 2050.

Adaptation

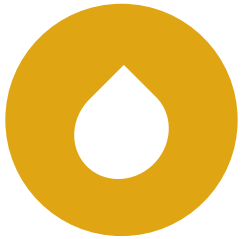
- Prepare the city's communities, systems, and resources to be more resilient to climate change impacts.

Equity

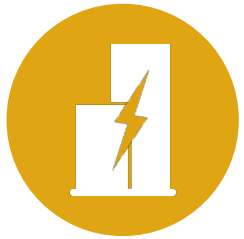
- Address climate change in a manner that prioritizes those most impacted.

Plan focus areas

Natural Environment



Water Resources



Energy

Transportation & Land Use

Waste & Consumption

Public Health & Emergency Services

Economic Prosperity & Recreation

Implementation Strategy

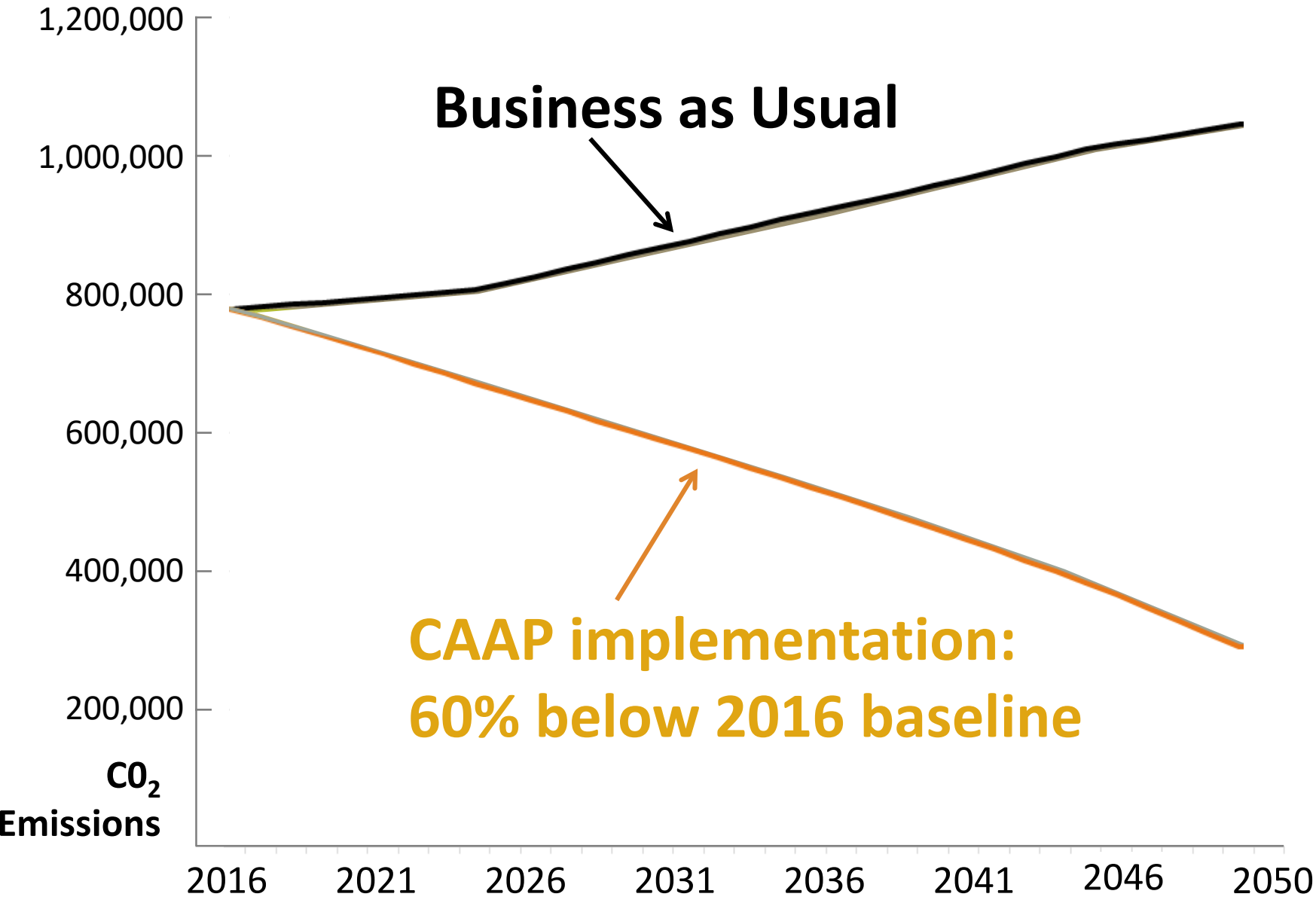
How we are institutionalizing the CAAP

- Leadership
- Budget process
- Internal planning and capacity building
- Accountability and reporting
- Plan updates
- Operationalizing equity
- Outreach and supporting community capacity

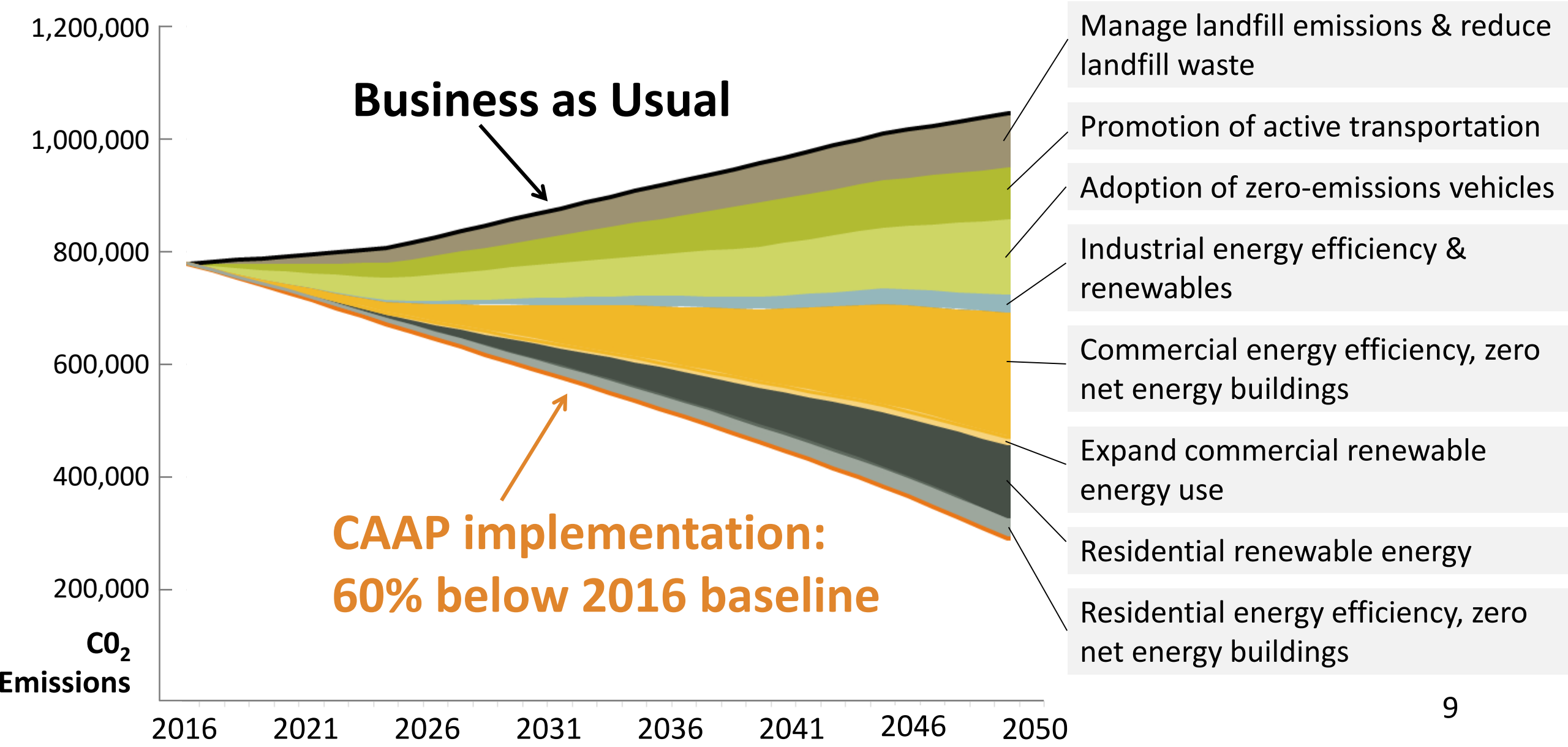
Operationalizing equity

- Equity-related indicators
- Community working group and youth involvement in decisions
- Equity checklist:
  - Does the proposed action have a disproportionate impact on vulnerable groups?
  - Is the program broadly accessible to households and businesses throughout the community?
  - Does the proposed action build community capacity?

Analyzing impacts of strategies and actions



Analyzing impacts of strategies and actions



Collaboration across the City

What has been accomplished:

- Meetings with Division Directors (IM-2)
- Support on RSLs (IM-6)
- New partnerships with Community Development (TLU-1)
- Fleet vehicle purchases (TLU-3-C)

What we're working on now

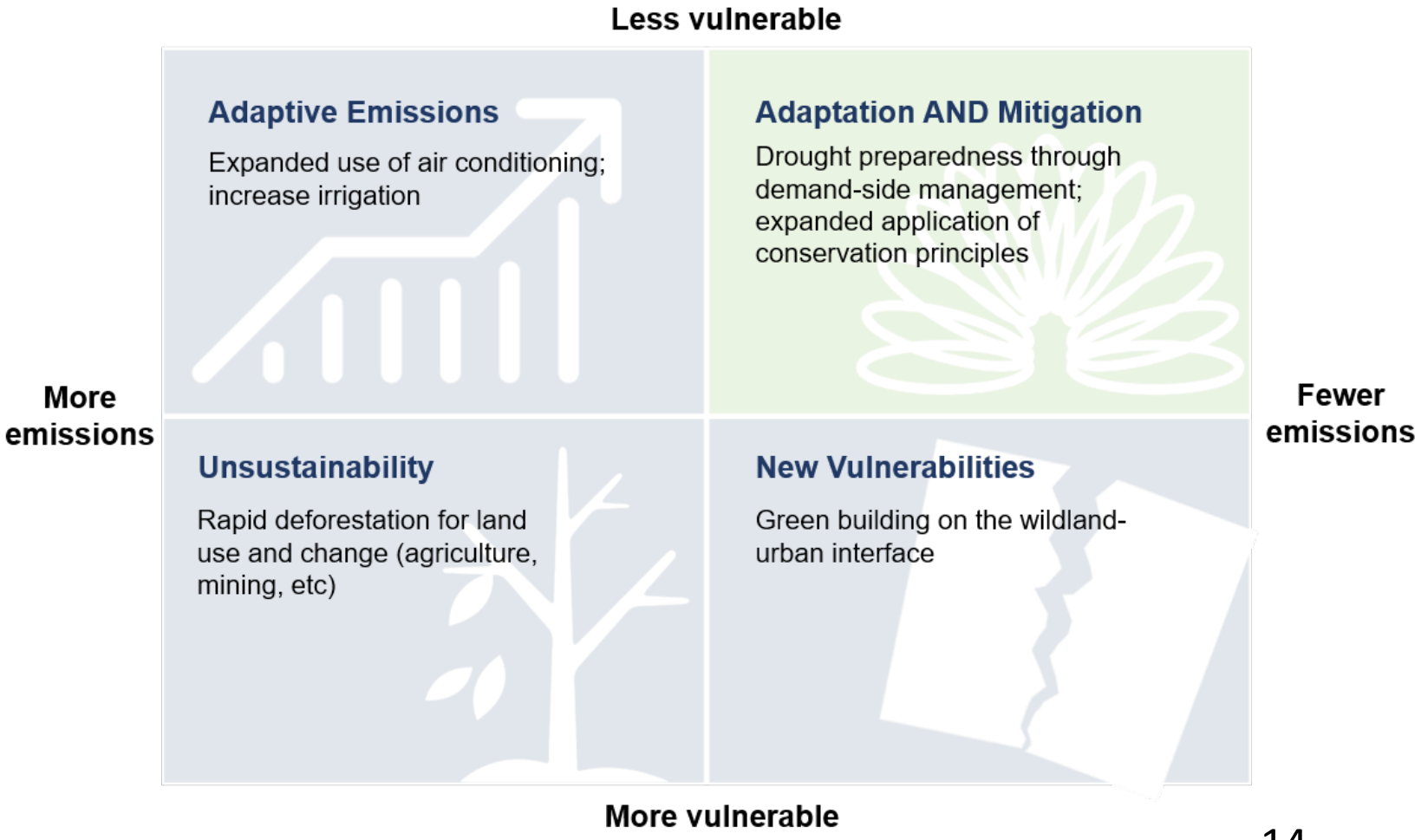
- Meetings with every Section (IM-2)
- Providing technical expertise for the Building Code update process (IM-2-D)
- Refining performance targets (IM-2-A)
- Implementation blueprints for every action (IM-2-B)
- Annual greenhouse gas emissions inventory - *municipal* emissions (IM-7-A)

Highlights of what's next

- Climate Action Committee (IM-5-B)
- City Manager's Climate Action Roundtable (IM-5-A)
- Support of the zoning code updates (IM-2-D)
- Equity checklist (IM-10)
- Staff trainings (IM-7-C)
- Update to the Resiliency and Preparedness Study (IM-7-B)

Decision matrix

- Support staff with making decisions.
- Incorporation of greenhouse gas emissions, adaptation, and financial implications



Community Partnerships

What has been accomplished:

- Launch Event – All Hands on Deck (IM-13)
- Global Covenant of Mayors (IM-1-A)
- Sustainability Commission RSL review (IM-4-B)

Ongoing community outreach

- Spring events: Earth Day, Coffee and Climate (IM-13)
- Annual greenhouse gas emissions inventory – *community* emissions (IM-11-A)
- Regular outreach: Climate newsletter and social media (IM-13)
- Climate Ambassadors (IM-9-A)
- Climate Action Challenge & Youth Climate Summit (IM-9-B)
- NAU Climate Science and Solutions student interns will work on outreach and communicating climate data (IM-13)

Climate Ambassador training

A training to build capacity among residents to:

- Discuss climate change with our community
- Build on the momentum of the Climate Plan
- Encourage climate action

Wednesday, April 3rd

5:30 - 8:00 PM

East Flagstaff Library

Youth programming

Climate Action Challenge:

- Service-learning projects build community resiliency
- Nine teams: Killip, Sechrist, FALA, Hopi Jr./Sr., Summit, Northland Prep, Montessori School of Flagstaff, Arizona Trail Association Gear Girls

Youth programming

Flagstaff Youth Climate Summit: April 16th

- Three challenges: Climate, Solar Structure, KidWind
- Student presentations to peers, sustainability expo, speakers
- Partnership with Willow Bend, Arboretum

Highlights of what's next

- Community Workshops (IM-13)
- Working Groups (IM-9-C)
- Progress dashboard (IM-11-C)

Questions?

Thank You!

Jenny Niemann
Climate and Energy Specialist

JNiemann@FlagstaffAZ.gov
928-213-2150