

PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 27, 2016
9:00 AM**

**CITY COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING** to be held on **THURSDAY, OCTOBER 27, 2016, at 9:00 AM** in the **City Council Chambers, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

- I. CALL TO ORDER**
- II. ATTENDANCE**

MEMBERS	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	Phil Goode
Len Scamardo	

III. REGULAR ACTION ITEMS

1. Approval of the September 29, 2016 and October 13, 2016 Meeting Minutes
2. Special Use Permit (SUP16-001) for the installation of a Cell Tower at 2551 Copper Basin Road (APN 108-21-230E) by Verizon Wireless; approval of modification of required tower setback and height limitation. Property owner is the City of Prescott. Zoning is Rural Estate 2 Acre (RE-2) **(Public Hearing Item for the November 10, 2016 Meeting)**
3. Special Use Permit (SUP16-002) for the installation of a Cell Tower at 1958 Commerce Center Circle (APN 106-18-345) by Verizon Wireless; approval of modification of required tower setback and height limitation. Property owner is the Soldwedel Ltd. Partnership. Zoning is Industrial Transition (IT) **(Public Hearing Item for the November 10, 2016 Meeting)**

IV. PUBLIC HEARING ITEMS

1. RZ16-003 for a proposed rezoning of multiple properties generally located south of West Goodwin Street and contiguous to a portion of Bridge Street, Spring Street, and South McCormick Street amending the zoning from Business General (BG) to Downtown Business District (DTB)

2. Proposed amendment to Article 4, Sections, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and dimensional standards of the Downtown Business District, LDC16-001. **(Continued Public Hearing Item from the September 29, 2016 Meeting)**
3. Public Hearing for a proposed change of land use for property at 903 Green Lane from Single Family-18 (SF-18) to Residential Office (RO) including an amendment to the 2015 General Plan and the Willow Creek Road Corridor Study and Land Use Plan to permit the construction of four (4) residential units. Property owner: Catherine Miller Hahn Living Trust. Applicant/Agent: Michael Taylor, Architect. Site APN is 116-06-060B. Lot area is 0.54 acres.

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

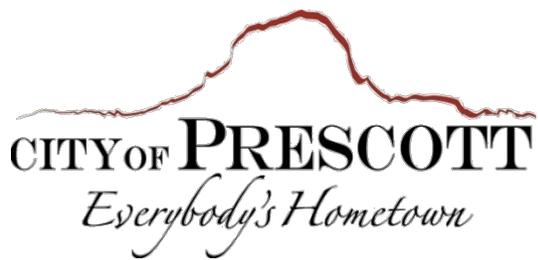
THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on October 21, 2016 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.



Darla Eastman, Administrative Specialist
Community Development Department



**PLANNING & ZONING COMMISSION
PUBLIC HEARING MEETING
OCTOBER 13, 2016
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on OCTOBER 13, 2016 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

The meeting was canceled due to lack of quorum.

Darla Eastman,
Administrative Specialist

Tom Menser, Chairman

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 10/27/16

AGENDA ITEM: Special Use Permit (SUP16-001) for the installation of a Cell Tower at 2551 Copper Basin Road (APN108-21-230E) by Verizon Wireless; approval of modification of required tower setback and height limitation. Property owner is the City of Prescott. Zoning is RE-2 acre.

Approved By:

Director:	Tom Guice	<i>TG 10.20.16</i>
Planning Manager:	George Worley	<i>GW 10/20/16</i>

Update

Attached are additional public comments received via mail or email.

ACTIVE ONLINE PETITION

Activated: 10/14/2016

43 Prescott residents have signed the petition as of 10/19/2016

Petition Link:

<http://www.thepetitionsite.com/723/168/604/stop-the-proposed-cell-tower-on-pony-soldier-zone-19-reservoir/>

STOP the Proposed Cell Tower on AZ2 Pony Soldier Zone 19 Reservoir!

Petition in Opposition to Installation of Verizon 85' Cell Phone Tower on AZ2 Pony Soldier Zone 19 Reservoir(Wickwood Tank) 2551 Copper Basin Rd.:

We, the undersigned, as concerned residents of Prescott, AZ, represent citizens opposed to the construction of the Verizon cell tower on AZ2 Pony Soldier Zone 19 Reservoir(Wickwood Tank) 2551 Copper Basin Rd.

We join several neighborhoods, cities, counties, schools, organizations and courts around the world who are saying "no" to wireless facilities with antennae in their neighborhoods, for reasons including, but not limited to, the following:

Diminished Property Values and Aesthetics

In March, 2014 the National Institute for Science, Law and Public Policy's survey "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" found that an overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. Many studies by Dr. Sally Bond, Ph.D. have shown that a cell phone tower negatively affects the real estate values of homes surrounding it. Additionally, according to a 2005 study published in the Appraisal Journal, "the results of the sales analysis show prices of properties were reduced by around 21% after a CPBS [cell phone tower] was built in the neighborhood."

Adverse Health Risks

Residents, citing the precautionary principle and recent scientific studies, oppose the construction of a cell tower due to the documented adverse health effects and increased cancer

rates associated with wireless facilities and antennae, and more specifically; long term low frequency radiation exposure. Children are especially vulnerable to absorbing electromagnetic and radio frequency radiation, and as such residents oppose this facility being placed so close to schools, homes where children play, learn and live. As the long-term impact of cell phone towers on neighborhoods, wildlife, and individuals is still unknown, we call for the need for extreme precaution.

The Construction of a Cell Tower Does Not Address an Actual Need

Residents already have adequate cell phone and wireless data coverage in the area and the construction of a cell tower is largely unnecessary.

There is not a real enough "need" to warrant putting the residents in this area at risk for health problems or a decrease in their property values. Federal courts have ruled that a municipality has no obligation to allow intrusive cell phone tower installations anywhere within its borders when adequate coverage already exists. Verizon and other telecommunications companies should be required to find more appropriate locations in commercial and industrial zones and exhaust all alternative scenarios.

If you wish to reach out directly to those involved in this proposal, the relevant contact information is listed below.

Cell Tower Information - AZ2 Pony Soldier Zone 19 Reservoir(Wickwood Tank)

Reliant Land Services, Inc.

Reg Destree

7201 E. Camelback Rd. Ste 310

Scottsdale, AZ 85251

602-349-6930 (mobile)

602-453-0002 (fax)

Reg.destree@rlsusa.com

Verizon Wireless

126 W. Gemini Dr.

Tempe,AZ 85283

City of Prescott

Planning and Zoning Commission

Manager: George Worley

george.worley@prescott-az.gov

(928)777-1287

Special Use Permit (SUP 16-001)

APN 108-21-230E

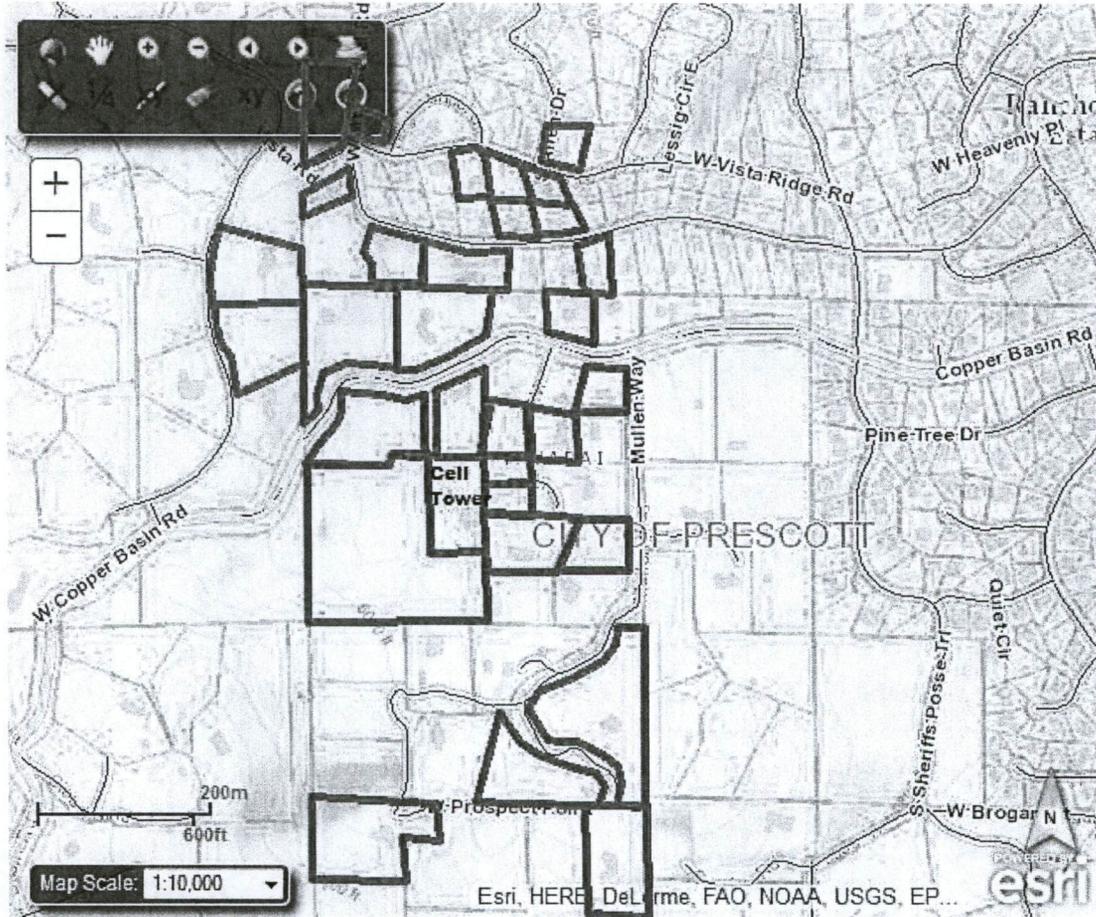
We proudly join the growing coalition of citizens across the country who are standing up to the intrusion of cell phone towers into residential areas. We urge you to support the residents of Prescott and prevent the placement of a cell phone tower on Pony Soldier Zone 19 Reservoir (Wickwood Tank).

Sincerely,

Residents of Prescott

PARCEL OWNERS

Current parcel owners who are within 500 meters of the proposed cell tower who have signed the petition against the rezoning are outlined in red and may have a proposition 207 claim.



The 36 parcel owners listed below are residing within a radius of 500 meters of the proposed cell tower highlighted on the map have signed the petition.

- | | | | | | |
|---|------------|----------------|--|----------|---------|
| 1 | 10/14/2016 | Brian Murphy | 2550 W. Copper Basin Rd. | Prescott | Arizona |
| | | | I do not want the Verizon Cell Tower in our neighborhood | | |
| 2 | 10/14/2016 | Janet Conrad | 2535 COPPER BASIN RD | Prescott | Arizona |
| 3 | 10/15/2016 | Carolyn Murphy | 2550 W. Copper Basin Rd. | Prescott | Arizona |
| 4 | 10/16/2016 | Michael Lipman | 1515 S High Valley Ranch Rd | Prescott | Arizona |

I am opposed to this installation.

5 10/16/2016 Michele Bibeau 1515 S High Valley Ranch Rd Prescott Arizona
This location will be unsightly. So many other locations available.

6 10/16/2016 Teresa Franco 2220 W Vista Ridge Rd Prescott Arizona

I do not see value brought by the cell tower. Concern for health - higher risk factors for cancer; declining property values due to health risk. Location of tower is not at all optimal for high-grade signal - better location should be pursued.

7 10/16/2016 Lesley Schuler 2313 W MTN LAUREL RD Prescott Arizona
There is not enough need in this area for another cell tower. We already have towers on Mt. Francis and soon at Water Tank on Country Club giving us plenty of coverage. Let's slow Urban Sprawl in Prescott and preserve our forested neighborhoods. "In our every deliberation, we must consider the impact of our decisions on the next seven generations."-

8 10/16/2016 John and Vicki Balentine 2555 Copper Basin Rd Prescott Arizona

9 10/17/2016 Sherie Snyder 670 ANGELITA DR Prescott Arizona

10 10/17/2016 Elizabeth Higgins 2211 W MTN LAUREL RD Prescott Arizona

11 10/17/2016 Daniel Conrad 2535 COPPER BASIN RD Prescott Arizona
Our property values will be hugely affected by the install of this tower. A different location should be pursued for this tower - one that is out a residential area.

12 10/17/2016 William Swahlen 2283 W MTN LAUREL RD Prescott Arizona

13 10/17/2016 Carolyn McCord 2893 W PROSPECT PT Prescott Arizona
This tower will lower property values and quality of life in our special neighborhood. The National Association of Realtors has noted a survey in which 79 percent of respondents said that under no circumstances would they ever purchase or rent within a few blocks of a cell tower.

14 10/18/2016 Peter Grant 2290 W Vista Ridge Rd prescott Arizona

15 10/18/2016 Chris Whitby 2388 W Mtn Laurel Rd Prescott Arizona
Signal strength up here in the canyon is already good. If there is a proven need for another tower, there is plenty of room on Federal, State, and County land further up the mountain from the proposed tower site, away from existing homes. The higher elevations at those locations would increase the cell coverage and not impact the neighborhoods at the base of the mountain. Mt. Francis, for instance, would give broad coverage to Prescott and Skull Valley.

16 10/18/2016 Jesse Brambila 2601 Copper Basin Rd Prescott Arizona

Owner of 2601 Copper Basin Road, site of future retirement home.

- | | | | | | |
|----|------------|--|-----------------------|----------|---------|
| 17 | 10/18/2016 | Terri Freeman | 2887 W Prospect Point | Prescott | Arizona |
| 18 | 10/18/2016 | Fred Petrovsky | 1555 S Mullen Way | Prescott | Arizona |
| | | It has come to my attention that the City of Prescott is considering an application to allow the placement of an 85-foot monopole by Verizon at 2551 Copper Basin Road. If allowed, it would result in an extremely ugly and unsightly EIGHT STORY TALL blemish not far from my home. Such a monopole would tower over the landscape, ruining the forest, spoiling our views, and destroying our home values. I strongly urge you not to approve this application. I will not be able to attend the public meeting during which you will be accepting feedback on the application. Please read this aloud at the meeting. Thank you. | | | |
| 19 | 10/18/2016 | Elaine Herman | 1505 S MULLEN WAY | Prescott | Arizona |
| | | Quality of life and property values must be the first concern for our residents. Therefore, this cell tower should be placed in a non-residential area. | | | |
| 20 | 10/18/2016 | Paul Cannon | 1040 PLACER CIR | Prescott | Arizona |
| 21 | 10/18/2016 | Richard Roose | 2521 Copper Basin Rd | Prescott | Arizona |
| 22 | 10/18/2016 | James DeLozier | 1355 Wickwood Ln | Prescott | Arizona |
| 23 | 10/18/2016 | Lisa DeLozier | 1355 Wickwood Ln | Prescott | Arizona |
| 24 | 10/18/2016 | Joan DeLozier | 1355 Wickwood Ln | Prescott | Arizona |
| 25 | 10/18/2016 | Michele DeLozier | 1355 Wickwood Ln | Prescott | Arizona |
| 26 | 10/18/2016 | Kenny Beinlich | 2140 W BONNER LN | Prescott | Arizona |
| 27 | 10/18/2016 | Cherie Bethancourt | 2259 W Mtn Laurel Rd | Prescott | Arizona |
| | | While I realize that more cell coverage may be necessary, towers do not belong in residential neighborhoods. There are plenty of commercial or government owned property where they can be put. | | | |
| 28 | 10/18/2016 | Douglas McCord | 2893 W PROSPECT PT | Prescott | Arizona |
| 29 | 10/18/2016 | Steve Herman | 1505 S MULLEN WAY | Prescott | Arizona |
| 30 | 10/19/2016 | Victoria Carothers | 1505 S MULLEN WAY | Prescott | Arizona |
| 31 | 10/19/2016 | Richard Oakley | 2540 COPPER BASIN RD | Prescott | Arizona |
| 32 | 10/19/2016 | Teri Ward | 2520 COPPER BASIN RD | Prescott | Arizona |
| | | I am concerned about both the health aspects to me and my family especially my grandchildren. | | | |

I am also concerned about the property value issue. We cannot afford to lose the value of our home just so that Verizon can have a space for a tower. They need to get out of our neighborhood.

33 10/18/2016 Linda McCall 2229 W VISTA RIDGE RD

A residential area is not appropriate for this Verizon Cell Phone Tower!

34 10/18/2016 Robert McCall 2229 W VISTA RIDGE RD Prescott Arizona

35 10/19/2016 Anthony Balbinot 2238 W MOUNTAIN LAUREL RD Prescott Arizona

Concerned about the possible health risks, the portential decrease in home values around tower, and I moved here for the beauty and a tower would be directly out my front door.

36 10/19/2016 Ole Borch-Christensen 2257 W Vista Ridge Rd Prescott Arizona

2243 W Vista Ridge Rd Prescott Arizona

It is completely unacceptable to have a tower of this height placed in front of several housing developments that have been established many years ago. Our views and property values will be negatively affected and our health jeopardized. Please choose another location or better drop the plan.

The 7 parcel owners listed below are residing within a radius of 1 mile of the proposed cell tower not shown on the map have signed the petition.

37 10/18/2016 Nancy Dubow 1221 Timber Pt Prescott Arizona

38 10/18/2016 Barbara Jacobsen 1219 Pine Dr Prescott Arizona

39 10/18/2016 Christopher Whitby 2388 W Mtn Laurel Rd Prescott Arizona

40 10/18/2016 Michael Pupich 1025 QUICKSILVER DR Prescott Arizona

41 10/18/2016 Mary & Paul Cannon 1040 PLACER CIR Prescott Arizona

42 10/17/2016 Sherie Snyder 670 ANGELITA DR Prescott Arizona

43 10/19/2016 Jane Morrill 2391 W Mtn Laurel Rd Prescott Arizona

3D Model of Home Exposure for the Verizon Wireless AZ2 Pony Soldier Zone 19 Reservoir Proposed Cell Tower

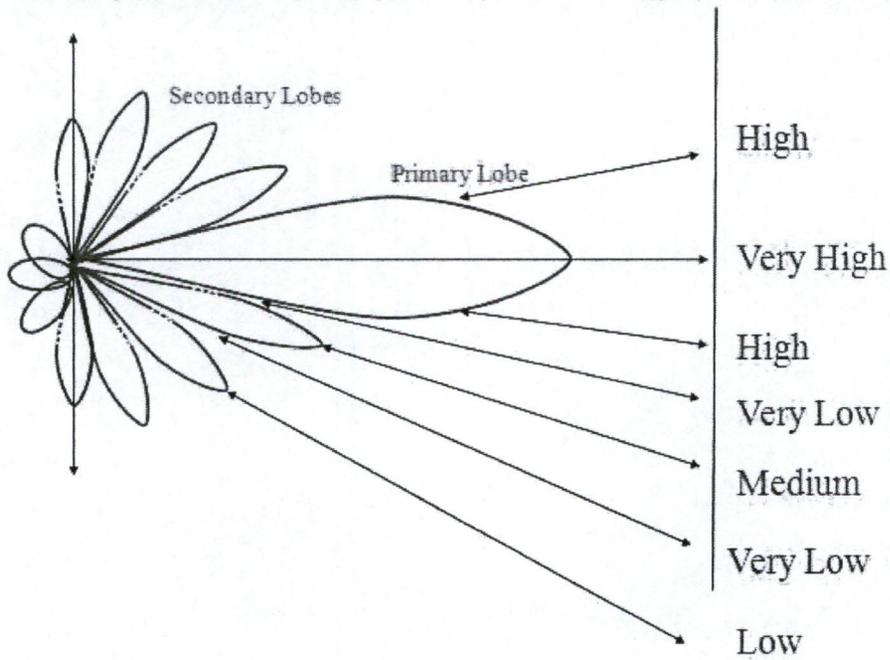
The purpose of this document is not to debate the safety of cell towers but to inform concerned parties as to the uniqueness of the proposed cell tower location and possible safety concerns resulting from the topography of the area.

Prescott area cell towers are located on top of hills, mountains and buildings without cell tower panels directed at any commercial building or private residences within a 300 meter radius from the tower panels.

At the proposed Pony Soldier cell tower site a minimum of 16 private residences are at a 6000' elevation at 300 meters distance from the 6000' elevation cell tower panels. This is a unique location as it is surrounded by mountains with homes at various elevations within a 300 meter radius of the cell tower panels.

This results in residences being exposed to 1W/m² of radio frequency radiation power from the primary lobe radiation beam of the cell panels that are half of the U.S. safety limits on RF average power exposure and exceed the safety limits of other countries.

Radiation Pattern of a Cell Tower Antenna



Safety Standards

What are government safety standards for RF exposure? Different countries have different standards and it also depends on the frequency and length of time of exposure. New Zealand has a 500 meter (1/3 mile) buffer around mobile phone towers where no one is allowed to live. Most other governments allow a much higher level of RF exposure.

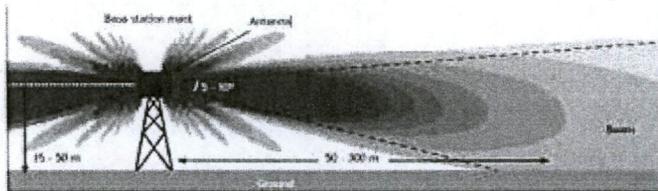
In the USA the limit for RF average power exposure of the public is:

2 W/m ²	(=2 million uW/m ²)	at frequencies of 100 MHz to 400 MHz
2 to 10 W/m ²	(=2 million to 10 million uW/m ²)	at frequencies of 400 MHz to 2000 MHz
10 W/m ²	(=10 million uW/m ²)	at frequencies of 2000 MHz to 5000 MHz.

Some countries have lower limits than US: in Canada it is 3 W/m² (3 million uW/m²) at 1800 MHz (Safety Code 6, 1997).

In Italy, Switzerland, Poland, and China it is 0.1 W/m² (100,000 uW/m²) at 1800 MHz.

Radiation Pattern of a Cell Tower Antenna



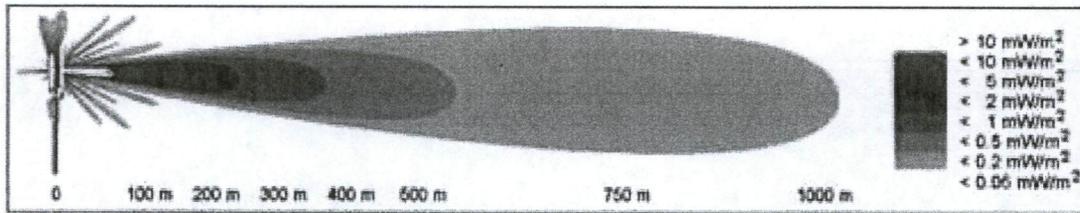
Propagation of "main beam" from antenna mounted on a tower or roof top

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.

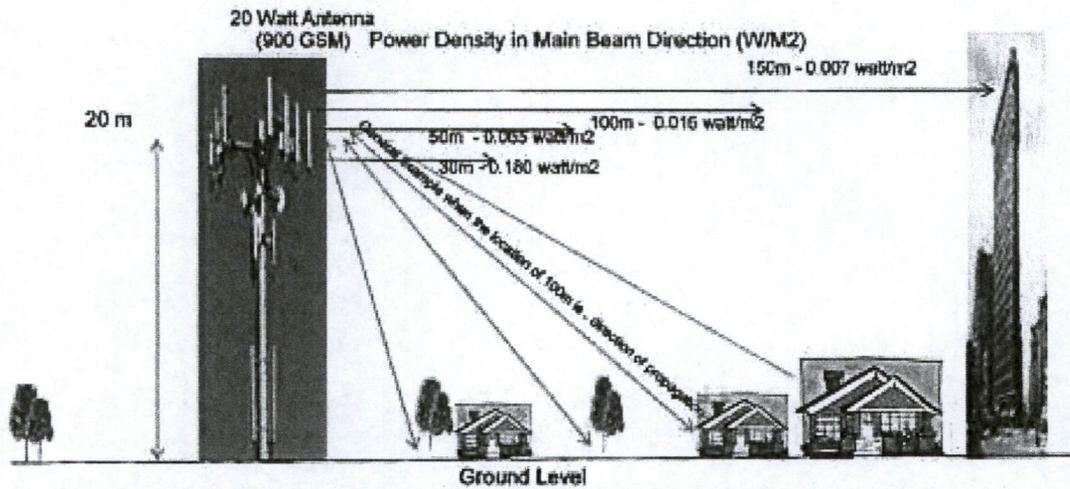
Reference - Mobile Telecommunications and health research programme (MTHR) Report 2007 - Pg 50 - http://www.mthr.org.uk/documents/MTHR_report_2007.pdf

Image Reference - Mobile Telecommunications and health research programme(MTHR) Report 2007 - Pg 50 - http://www.mthr.org.uk/documents/MTHR_report_2007.pdf

The energy from a cellular phone tower antenna, like that of other telecommunication antennas, is directed toward the horizon (parallel to the ground), with some downward scatter. Base station antennas use higher power levels than other types of land-mobile antennas, but much lower levels than those from radio and television broadcast stations. The amount of energy decreases rapidly as the distance from the antenna increases. As a result, the level of exposure to radio waves at ground level is very low compared to the level close to the antenna.



The US Federal Communications Commission (FCC) and The Environmental Protection Agency (EPA) agree that at ground level exposure to RF from sources like cell phone towers is usually very low.



The intensity of Radio waves at ground level shall be much lesser than that of in Main Beam direction.

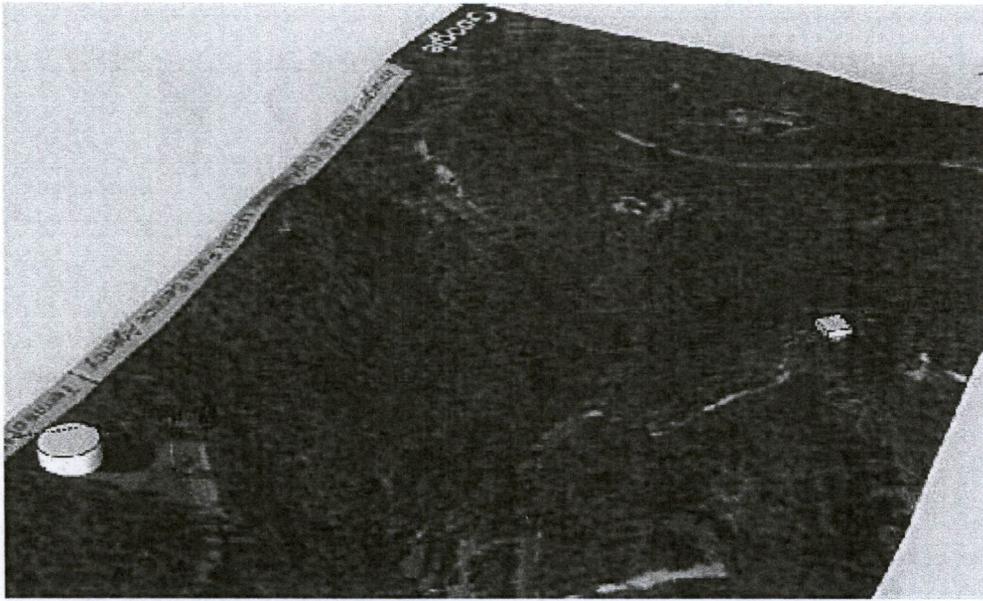
Verizon Wireless AZ2 Pony Soldier Zone 19 Reservoir 3D Model

3D images created with Google SketchUp 3D modeling software using Google Earth data to create the terrain map model. All 3D objects displayed in the map are in correct perspective to the terrain map model.

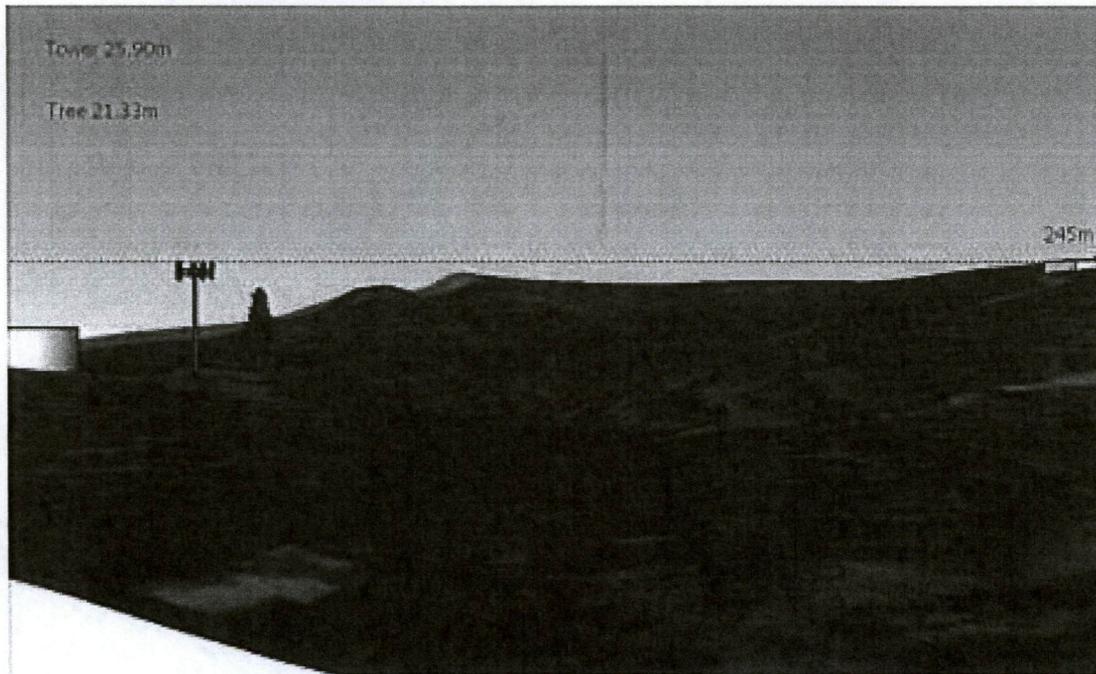
Proposed Cell Tower Height: 85 feet / 25.90 meters

Pine Tree Height: 70 feet / 21.33 meters

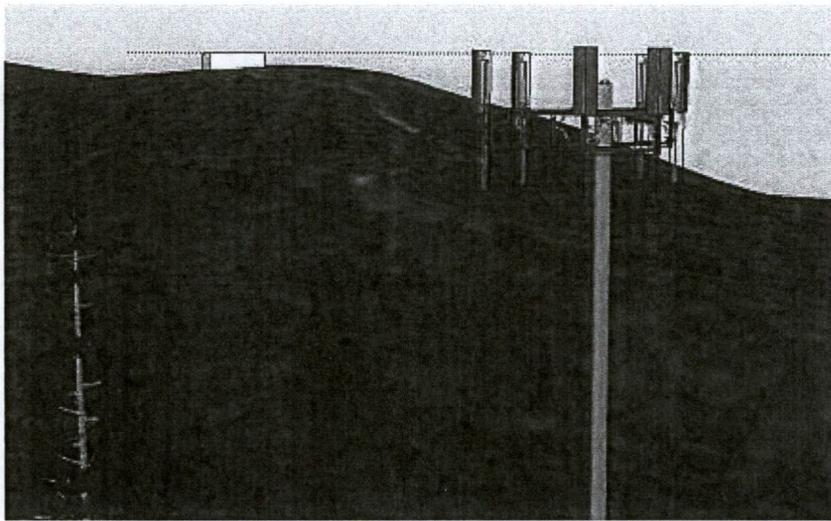
House Height: 10 feet / 3.04 meters



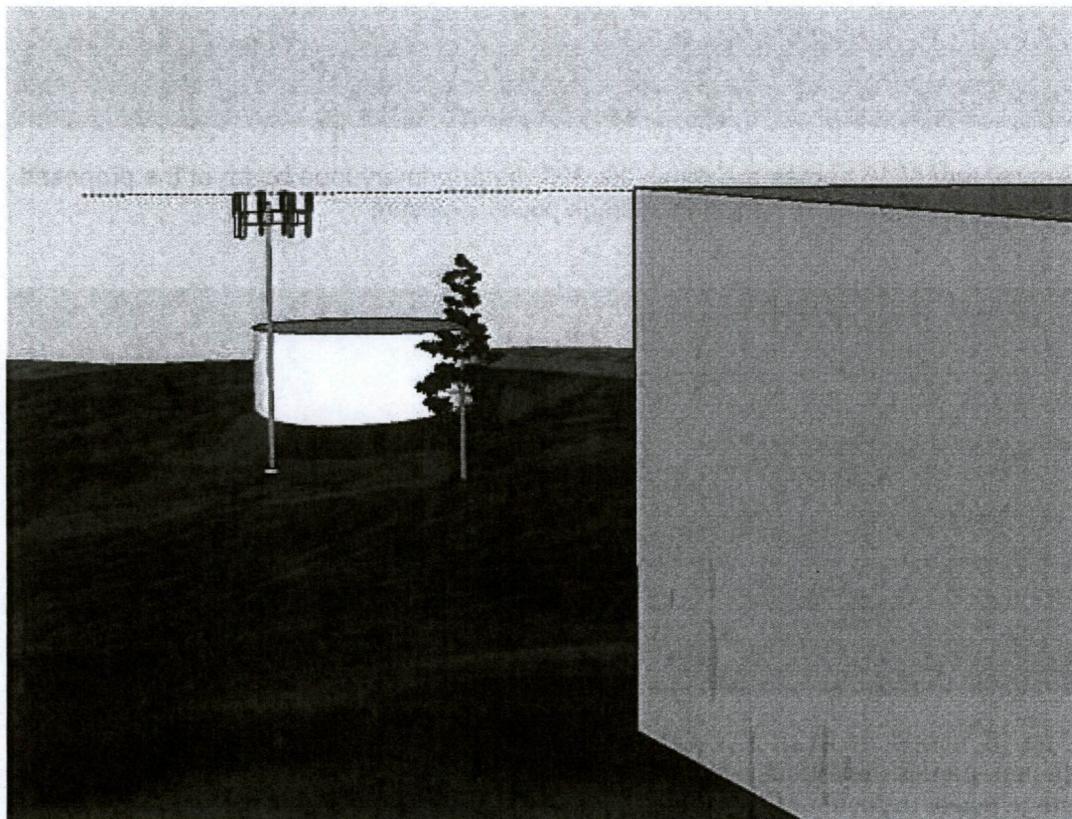
1. Aerial view of AZ2 Pony Soldier Zone 19 Reservoir (Wickwood Tank) from 3D model



2. Perspective from lower Copper Basin Rd. The house and proposed cell tower panels are the same 6000' elevation and the house is well within the 300 meter radiation beam at 245 meters from tower.



3. Line of sight view from proposed cell tower to house



4. Line of sight view from house to the proposed cell tower

Exposure:



5. A minimum of 16 homes are within the 300 meter primary lobe beam of the proposed cell tower with $1\text{W}/\text{m}^2$ RF radiation average power exposure



6. The 16 homes are at an elevation of 5800' to 6000' the same as the cell tower antennae panels and directly in the primary lobe beam pattern with a RF radiation average power exposure of $1\text{W}/\text{m}^2$

Conclusion:

Living near a cell tower is an ongoing safety debate, but being in the direct path of the primary lobe beam at the same elevation as the cell tower panels within a distance of 300 meters would seem to increase radiation exposure to an unsafe level.

The 1W/m² RF radiation average power exposure is one half of the U.S. recommended safety levels, one third of Canada's recommended safety levels and way above the 0.1 W/m² (100,000 uW/m²) at 1800 MHz safety level that Italy, Switzerland, Poland, and China have implemented.

The topography of the proposed cell tower site is a valley with private residences at varied elevations exposed to the primary lobe radiation beam at unsafe levels. There are no other cell tower locations in the city of Prescott that I have found exposes residents to the unsafe amount of radiation that this site does.

Verizon representative Reg Destree (Reliant Land Services) representing Verizon explained in the information meeting on 9-22-2016 that the proposed area that the tower is being located in is not the area that Verizon engineers determined needed better coverage for a few dead spots from other towers. This area is located further down Copper Basin Rd. from the cell tower location which he showed in coverage maps that he would not let me have a copy of. He stated that the reason for the site selected was that there would be less public resistance to the cell tower approval since the area surrounding the tower are two acre minimum parcels and low density. No person from this area that I have talked with have asked for this tower or are in favor of it. We personally can attest to our area having adequate Verizon cell coverage as we are Verizon customers.

The cell towers I have researched in the Prescott area are located on top of hills, mountains and buildings without increased radiation exposure of the direct primary lobe beam in a 300 meter radius directed at any commercial building or private residences.

I believe a more suitable location can be found to allow the private company VERIZON MOBILE to better service the area that is not even in the proposed cell tower location and expose Prescott citizens to the unwarranted and unwanted exposure to unsafe radio frequency radiation.

Other organizations and websites*

Other sources of information and support include:

Environmental Protection Agency

Home page: www.epa.gov

Understanding radiation: www.epa.gov/radiation/understanding-radiation-overview.html

Federal Communications Commission
RF Safety Program, Office of Engineering and Technology
Website: www.fcc.gov/oet/rfsafety

Food and Drug Administration
Home page: www.fda.gov
Radiation-emitting products: Cell phones: www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/default.htm

National Cancer Institute
Toll-free number: 1-800-422-6237 (1-800-4-CANCER)
Home page: www.cancer.gov
Cellular telephone use and cancer risk:
www.cancer.gov/cancertopics/factsheet/Risk/cellphones

National Institute of Environmental Health Sciences
Home page: www.niehs.nih.gov
Electric and magnetic fields: www.niehs.nih.gov/health/topics/agents/emf/index.cfm

World Health Organization
Electromagnetic fields and public health: base stations and wireless technologies
Website: www.who.int/mediacentre/factsheets/fs304/en/index.html

Salzburg Resolution on Mobile Telecommunication Base Stations
https://www.icems.eu/docs/resolutions/Salzburg_res.pdf

Prepared by: Brian L. Murphy
Contact email: bwoodmanse@gmail.com

The data used in this document is presented from available sources researched on the internet.

October 19, 2016

George Worley
Planning Manager
City of Prescott
201 S. Cortez St.
Prescott, AZ 86303

Re: Special Use Permit Request (SUP16-001)

Dear Mr. Worley,

After having attended the first two public meetings pertaining to the Copper Basin Verizon cell tower application, my husband and I will both be unable to attend next Thursday's public hearing on the matter. I am writing to assure that our previously submitted letter will carry through to the current agenda package.

In addition to the comments and concerns addressed in that letter, I'd also like to bring to the commissioners' attention these points:

Firstly, we find the submittal pages that show the existing 4G and future coverage overlays hard to interpret. The image is very zoomed out, making the road names impossible to read. I feel this is important to remedy as numerous concerns have been expressed about the coverage issue: point being that we are finding it hard to find anyone in our area who isn't currently getting good signal strength, thereby negating the need for a giant cell tower to be placed in our area.

Secondly, the Zoning Vicinity Map sheet from Mr. Destree's submittal which was included in the previous agenda packet is using a very old base sheet for satellite imagery which is at least 6 years old. I recognize this because neither my neighbor's nor my house is shown in the satellite imagery. Also, the commissioners and Mr. Destree should be aware that there is currently a house well under construction two lots to the west of the site at 3935 W. Copper Basin Rd.

Thirdly, it has been brought to my attention that according to professionals within the forest service, the location, combined with the height of this proposed cell tower generates some safety concerns with regards to aerial firefighting and hazards to low flying aircraft.

I would like a more thorough explanation from Verizon on why they think the only viable solution is to install an 85' tall monopole within a residential area. It seems that residential areas in other cities are getting newer technology that utilizes very small, discreet stealth signal boosters (my layperson's description) placed throughout neighborhoods. About 6 years ago, I had very poor cell signal inside

my house in Phoenix. Several stealth saguaro monopoles were placed about a quarter mile north of my house and a half mile apart from each other. The signal strength is now perfect. I point this out because it is also hilly terrain, and these stealth saguaros are no taller than natural saguaros, shorter than most and very much shorter than the surrounded residences. Why can't Verizon do something similar in Prescott? Having seen online images of other, newer small boosters mounted on light poles in places like Palo Alto and European cities, I feel like Prescott is getting taken advantage of: stuck with the old stuff because they think we don't know any better.

Lastly, in the interim since the last cancelled public hearing, I have had time to poll all my adjacent neighbors, a blend of both county and city parcel holders, and can report that there is 100% opposition to this proposal.

With kind regards,

Carolyn McCord
2893 W Prospect Pt
Prescott, AZ 85018

Worley,George

From: J [edge776@gmail.com]
Sent: Tuesday, October 18, 2016 10:18 PM
To: Worley,George
Cc: Hall, Frank
Subject: Proposed AZ2 Pony Soldier (85' Stealth Monopine) Zone 19 Reservoir project

Dear Members of the Planning and Zoning Commission, and Mr. Worley and Mr. Hall,

I am writing you to express my family's opposition to and concern over the proposed AZ2 Pony Soldier (85' Stealth Monopine) project.

I apologize in advance for a lack of eloquence in my writing, suffice to say that I am in law enforcement by profession, and as such given to brief paragraphs.

We are the owners of 2601 Copper Basin Road, Prescott, AZ 86303, which we purchased at the premium price of \$250,000 dollars specifically because of its natural beauty and the surrounding safety offered by its forest setting.

This is where we were planning on spending our retirement years.

This lot also represents the most valuable inheritance asset which we are leaving to our two daughters.

When we received word that Verizon was planning on building an AZ2 Pony Soldier (85' Stealth Monopine) tower, we became concerned.

After much research we found plenty to support our initial concern, including the below listed points.

- Diminished Property Value (studies show a direct adverse effect correlation between property values of both homes and undeveloped lots which are located near cell towers.)
- Impact to homeowner's view shed
- Health Hazards (especially cumulative RF Exposure)
- Possible Fire Hazard
- Forest Health
- Preserve Quiet Space and Stop Urban Sprawl
- Proximity of the new tower and potential diminished / dropped calls for area residents which presently enjoy good service
- Concern over impact of tower signal on existing and future medical wireless devices, including personal medically necessary wireless devices, such as those described in following FDA data:
(<http://www.fda.gov/MedicalDevices/DigitalHealth/WirelessMedicalDevices/default.htm#3>)

With all this in mind, please add this email letter to your **Planning and Zoning Commission** packet for further consideration.

Respectfully yours,

Jesse and Cynthia Brambila, Owners
2601 Copper Basin Road
Prescott, AZ 86303

PS.

If possible, please be kind enough to confirm receipt of this emailed letter by replying with a "Received and Included in Planning & Zoning Commission Packet" pasted in the subject line.

Douglas and Carolyn McCord
2893 W Prospect Pt
Prescott, AZ 86303

October 5, 2016

George Worley
Planning Manager
City of Prescott
201 S Cortez St
Prescott, AZ 86303

Re: Special Use Permit Request (SUP16-001)

Dear Mr. Worley,

We are writing to express our opposition to the 85' tall monopole proposed by Verizon for installation within our neighborhood. Our primary concern relates to the inevitable decrease in property values.

The National Association of Realtors, in their official trade magazine, published an article citing a survey conducted in June 2014 by the National Institute for Science, Law and Public Policy (NISLAPP) which shows that 94% of home buyers and renters are less interested in properties located near cell towers and antennas. "Of the 1,000 survey respondents, 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas...." (*emphasis added. See attached copy of article.*)

Specifically for this proposed location, we feel that due to the terrain the potential for sight pollution, even with a stealth monopole, is greater than realized by those unfamiliar with our neighborhood. The tower would be placed in somewhat of a bowl with many existing residences surrounding it at higher elevation; thereby positioning the portion of the tower that juts above the forest canopy at eye level. The Verizon rep at the last public meeting mentioned only one tree in the vicinity being the tallest at 70'. This puts the monopole 15' higher, yet we are wondering what the height of the majority of the trees are. The largest Ponderosas on our property are more in the range of 40-50' tall. If this is the case surrounding the monopole, it would rise above the forest canopy a whopping 35' higher!

Also, we have had in the near past a huge Ponderosa die-off in our area which leads to a concern for how this tower could have the potential for greater sight pollution for many years if much of the surrounding forest were destroyed by beetle kill or forest fire.

We feel this application does not meet some of the fundamental Review Criteria for the City's Special Use Permit. **Section 9.9.5A Effect on the Environment** states that "the location, size, design, and operation characteristics of the proposed use shall not be... substantially or permanently injurious to neighboring property." Decrease in value of existing residential properties directly caused by the location of this facility is a negative effect and therefore harm to property.

Section 9.9.5B Compatible with Surrounding Area requires that it "shall be harmonious with the character of the surrounding area with respect to scale, height..." A condition which is not met by the proposed 85' height given the perceived overall height of surrounding forest canopy.

Section 9.9.5C External Impacts Minimized states that "the proposed use shall not have negative impacts on existing uses in the area... through the creation of noise, glare, vibration..." Our neighborhood is exceedingly quiet, and this is a highly valued aspect amongst the residents. Perhaps due to the topography, lack of background noise, and thermal currents, sound carries further than it seems to most other places. Many days, we can hear 60 decibel level sounds such as human voices and decorative fountains over 700 feet away. We are very concerned that this special character would be marred by the introduction of the constant cooling fans and the backup generator (even with Type 1 sound reduction enclosure).

Many municipalities have adopted ordinances to directly deal with the ever increasing numbers of Wireless Communication Facilities (WCFs). The City of Prescott probably could benefit by following suit with so many other cities and standardizing this specific type of use as a means to have a more formulaic, detailed template to the application process which might serve to filter out or modify less desirable submittals before involving the general public. For example, upon reviewing Mesa, Arizona's WCF ordinance, the installation proposed by SUP16-001 falls into their least preferred sighting location, and their 2nd to least preferred design (least being a standard tower, not stealth). Mesa also sets height for the facilities at whatever the height limitations are for buildings and structures in the applicable zoning district.

Lastly, although we understand the federal government has preempted states and municipalities from declining a special use permit for a cell tower due to associated health risks to those living nearby, we would like to go on record as stating that we feel this is a short sighted federal policy founded on collusion and willful ignorance. That decision was made over 20 years ago when lifetime near vicinity exposure levels were nothing like they potentially are today. Many European Union countries and Australia have begun to institute greater distance requirements for cell tower locations from residential areas, wisely preferring to take a conservative approach to protect their citizens while new data is being collected and studied. We only wish our own policy makers lead with such foresight and compassion.

Sincerely,


Douglas McCord


Carolyn McCord

Referenced article from National Association of Realtors

<http://realtormag.realtor.org/daily-news/2014/07/25/cell-towers-antennas-problematic-for-buyers>

Cell Towers, Antennas Problematic for Buyers

DAILY REAL ESTATE NEWS | FRIDAY, JULY 25, 2014

An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna.

What's more, of the 1,000 survey respondents, 79 percent said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood.

The survey, "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" also found that properties where a cell tower or group of antennas are placed on top of or attached to a building (condominium high-rise, for instance) is problematic for buyers.

"A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts home buyers are currently placing on properties near cell towers and antennas," says Jim Turner, chair of NISLAPP.

The NISLAPP survey echoes the findings of a study by Sandy Bond of the New Zealand Property Institute and past president of the Pacific Rim Real Estate Society (PRRES). "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," which was published in The Appraisal Journal in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.

Source: "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" National Institute for Science, Law & Public Policy (June 2014)

Worley, George

From: bmurphy.mail@gmail.com
Sent: Saturday, October 15, 2016 2:56 PM
To: Worley, George
Subject: Special Use Permit (SUP 16-001)

Attention: George Worley

Brian and Carolyn Murphy 2550 Copper Basin Road Prescott, AZ 86303 480-612-1751
Prescott Planning & Zoning Commission 201 S. Cortez Prescott, AZ 86303 October 15, 2016
To The Planning & Zoning Commission: This letter is in regard to the proposal of a special use permit for the installation of a Verizon cell tower at 2551 Copper Basin Rd. I would like to voice my opposition to the passing of this special use permit based on the following:

1. Our home is across the street on Copper Basin Rd. from the lot that the Cell Tower will be located. The mountain topography of the area will put the tower in my direct line of site in an otherwise pristine forest setting. Since my house location is at the same elevation (6000') as the antennae panels (6000') I will be in the direct path of the high radiation pattern of the Primary Lobe pattern.
2. On the financial side, our research of realtor analysis sites, as well as my wife being a realtor in the area, indicates that it is no secret that when a power line or cell phone tower is installed after a home already exists, there is a negative return on investment, from a 15-25% loss.
3. The addition of the water tank in direct view from my property has already reduced my property value of which I received no benefit as the city will not supply a water line to my lot. The addition of a cell tower will only add to the reduction in my property value.
4. Reg Destree (Reliant Land Services) representing Verizon explained in the information meeting on 9-22-2016 that the proposed area that the tower is being located in is not the area that Verizon engineers determined needed better coverage for a few dead spots from other towers. This area is located further down Copper Basin Rd. from the cell tower location which he showed in coverage maps that he would not let me have a copy of. He stated that the reason for the site selected was that there would be less public resistance to the cell tower approval since the area surrounding the tower are two acre minimum parcels and low density. No one from this area that we have talked with have asked for this tower or are in favor of it. We personally can attest to our area having adequate Verizon cell coverage as we are Verizon customers.

In closing we ask you to consider the effects of this approval and ask that you deny this request. There are other options for Verizon Wireless. In fact, Reg Destree also explained that Verizon is adding coverage to their tower off Highlands Dr. /Country Club Dr., and also has good coverage coming from Mt. Francis. Both of these towers are in the same targeted range as the new proposed tower. Public utilities are those provided by the state government for the community, not for a private, profit-making company. Essentially, Verizon wants to make money using our properties at the expense of our own property loss and loss of our unique, peaceful residence. We all so ask: Who will be responsible for our financial loss in the event this is approved? If the city approves the request, will it be the city's responsibility? Sincerely,
Brian & Carolyn Murphy Prescott, AZ

From: Brian Murphy

Worley, George

From: biplanebob@cableone.net
Sent: Tuesday, October 18, 2016 9:54 AM
To: Worley, George
Subject: Wickwood Tank Verizon Cell Tower

Attention: George Worley

Mr. Worley: A note in opposition to the proposed new cell tower at the Wickwood tank here in my neighborhood. Signal strength up here in the canyon is already good. If there is a proven need for another tower, there is plenty of room on Federal, State, and County land further up the mountain from the proposed tower site, away from existing homes. The higher elevations at those locations would increase the cell coverage and not impact the neighborhoods at the base of the mountain. Mt. Francis, for instance, would give broad coverage to Prescott and Skull Valley. Our home values have already been impacted by the "Sober Living Home" issue in town, and we hope not to have further harm done by additional unsightly towers in our yards.
Regards, C W Whitby

From: C W Whitby

10-19-16

OLIVER & FRANCES WATSON
2533 COPPER BASIN RD
PRESCOTT AZ 86303

RECEIVED

OCT 19 2016

Community Development Department

TO: PLANNING & ZONING COMMISSION

THIS IS IN REGARDS TO THE PROPOSAL TO INSTALL A VERIZON CELL TOWER ON COPPER BASIN ROAD. MY HOME WAS CONSTRUCTED IN 1984 ON A 8 ACRE LOT. I NEVER THOUGHT THAT I WOULD BE LIVING IN A AREA THAT COULD BE A HEALTH HAZZARD OR FINANCIAL LOSS IF THIS REQUEST FOR THE TOWER IS APPROVED.

USE OF A DIESEL ENGINE AS A BACKUP WOULD CREATE A CONSTANT NOISE AND THE USE OF DIESEL FUEL COULD POSE A FIRE HAZZARD.

THE PRIVATE ROAD WAS CONSTRUCTED FOR HOMEOWNER USE AND NOT FOR HEAVY TRUCK USE

WE ASK THAT YOU CONSIDER THE NEGATIVE EFFECTS APPROVAL WOULD HAVE ON THE HOMEOWNERS VERSES THE ADVANTAGE FOR VERIZON.

Oliver Watson
Frances A. Watson



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 10/27/16

AGENDA ITEM: Special Use Permit (SUP16-002) for the installation of a Cell Tower at 1958 Commerce Center Circle. Site zoning is Industrial Transition (IT) PAD. Property owner is Soldwedel Ltd. Partnership. Site APN is 106-18-345.

Approved By:

Director:	Tom Guice	<i>TG</i> 10.20.16
Planning Manager:	George Worley	<i>GW</i> 10/20/16

Update

Attached are additional public comments received via mail or email.

Worley,George

From: Hall, Frank
Sent: Wednesday, October 19, 2016 1:26 PM
To: Worley, George
Subject: FW: Cell tower for Prescott lakes

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

From: Marsha Chauncey [<mailto:marshachauncey@yahoo.com>]
Sent: Wednesday, October 19, 2016 11:29 AM
To: Hall, Frank
Subject: Cell tower for Prescott lakes

I think we could use a cell tower over on Prescott lakes parkway Marsha Chauncey Sent from my iPad

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: 10/27/16

DEPARTMENT: Community Development

AGENDA ITEM: RZ16-003, Public Hearing for a proposed change of Land Use for multiple properties generally located south of West Goodwin Street and contiguous to a portion of Bridge Street, Spring Street, and South McCormick Street amending the zoning from Business General to Downtown Business District.

Approved By:

Date:

Director:	Guice, Tom	TG	10.17.16
Planning Manager:	George Worley	GW	10/17/16
Community Planner:	Frank V. Hall	FVH	10/17/16

Recommended Action:

Motion to approve RZ16-003, a proposed change of Land Use for multiple properties generally located south of West Goodwin Street and contiguous to a portion of Bridge Street, Spring Street, and South McCormick Street amending the zoning from Business General to Downtown Business District.

MEETING DATE: 10/27/16

DEPARTMENT: Community Development

AGENDA ITEM: Public Hearing for a proposed amendment to Article 4, Sections, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and dimensional standards of the Downtown Business District, LDC16-001.

Approved By:

Date:

Director:	Guice, Tom	<i>TG</i>	10-18-16
Planning Manager:	George Worley	<i>GW</i>	10/18/16
Community Planner:	Frank V. Hall	<i>FVH</i>	10/18/16

Recommended Action:

Motion to approve the proposed amendment to Article 4, Sections, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and dimensional standards of the Downtown Business District, LDC16-001.

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: October 27, 2016

AGENDA ITEM: Public Hearing for a proposed change of land use for property at 903 Green Lane from Single Family-18 (SF-18) to Residential Office (RO) including an amendment to the 2015 General Plan to permit the construction of three (3) new residential units. [APN: 116-06-060B; Property owner: Catherine Miller Hahn Living Trust]

Approved By:

Date:

Director:	Tom Guice	<i>TG</i> 10.20.16
Planning Manager:	George Worley	<i>GW</i> 10/20/16
Community Planner:	Frank V. Hall	<i>FVH</i> 10/20/16

Item Summary

This is a request to rezone a half acre (0.54) parcel on the corner of Green Lane and Willow Creek Road containing a single family residence from Single Family – 18 (SF-18) to Residential Office (RO) to permit the construction of three (3) new residential units. (Attachment 1)

The existing residence will be converted into a duplex and a new two story duplex will be constructed (Attachment 2). The RO zoning district permits duplex dwellings at a density of 1 unit per 4,500 square feet. Therefore, the four (4) units require a minimum lot area of 18,000 square feet if the rezoning is approved. The subject parcel is 23,552 square feet in size.

Background

The applicant is requesting RO zoning to be consistent with the recommended zoning change described in the Willow Creek Corridor Study and Land use Plan and other commercial zoning in the vicinity of the subject parcel. The property on the northwest corner of Willow Creek Road and Green Lane is zoned Business General (BG). The southeast corner of Willow Creek Road is zoned Residential Office (RO). All properties immediately contiguous to the subject parcel to the west are zoned SF-18 and parcels to the south are zoned SF-9. (Attachment 3)

2015 General Plan

The site is identified as Low-Medium Residential Density (1-7 Unites/Acre) on the 2015 General Plan Land Use Map. Therefore, an amendment to the 2015 General Plan map is also required as part of the rezoning application. (Attachment 4)

AGENDA ITEM: Public Hearing for a proposed change of land use for property at 903 Green Lane from Single Family-18 (SF-18) to Residential Office (RO) including an amendment to the 2015 General Plan to permit the construction of three (3) new residential units. [APN: 116-06-060B; Property owner: Catherine Miller Hahn Living Trust]

Willow Creek Road Corridor Study and Land Use Plan (Plan)

The 1997 Willow Creek Road Corridor Study and Land Use Plan maps the site as an area recommended for zoning change (Attachment 5). The Plan identifies the site as RA-18 which is an older zoning classification synonymous with the SF-18 district on current zoning maps. An excerpt from the Plan is shown below.

Segment 1.J Recommended for *R/O* zoning The last subarea identified for Segment 1 includes a portion of the block lying between Green Lane and Garland Drive. Zoned RA-18 and RA-9, the area extends 3 lots (about 300') westward from Willow Creek Road. This combined 3.5-acre area could be accessed from Green Lane and/or Garland Drive, with Green Lane anticipated to become signalized in the relatively near future. This subarea differs from Subarea I.H (which is not recommended for future rezoning) in that 1) there is an opportunity for a comprehensive future redevelopment that takes access from a signalized side street, 2) the properties fronting Willow Creek Road will be more impacted by the widening because they are at road grade, and 3) the encroachment into established neighborhoods is not as extreme. Again screening adjacent to existing residences is vital, and sole access from side streets should be mandatory.

Site Design

The proposed site design includes the remodeling of the existing residence into a duplex unit and the construction of a new two-story duplex building. Access to the property is from Green Lane. Ten (10) off-street parking spaces are provided in compliance with Article 6, Section 6.2 of the Land Development Code (LDC). The main driveway is 20 feet wide with a 24 foot wide maneuvering area behind the parking spaces. (Attachment 3)

The site design must comply with the General Development Standards of the Land Development Code including, but not limited to the Residential Protection Standards described in Article 6, Section 6.13. The residential protection standards must be applied to southern and western portion of the site that adjoins single-family zoned property.

Impacts on Adjacent Properties

A main consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The nearby contiguous uses are primarily single family residential neighborhoods with the exception of the northwest and southeast corners which are zoned BG and RO, respectively. (Attachment 3)

AGENDA ITEM: Public Hearing for a proposed change of land use for property at 903 Green Lane from Single Family-18 (SF-18) to Residential Office (RO) including an amendment to the 2015 General Plan to permit the construction of three (3) new residential units. [APN: 116-06-060B; Property owner: Catherine Miller Hahn Living Trust]

Attachments

1. Aerial Location Map
2. Applicant's Site plan
3. Zoning Map
4. 2015 General Plan Land Use Map
5. Willow Creek Road Corridor Study and Land Use Plan Zoning Map (Figure 10)

Recommended Action: MOVE to recommend approval of RZ16-004 to:

- 1) Amend the 2015 General Land Use Plan from "Low to Medium Residential Density" to "Commercial"; and
- 2) Rezone parcel 116-06-060B located at 903 Green Lane from Single Family -18 (SF-18) to Residential Office (RO).



SF-35

AERIAL LOCATION MAP
(Attachment 1)

BG (PAD)

RO



Subject Property
(RZ16-004 - SF-18)

JUPITER

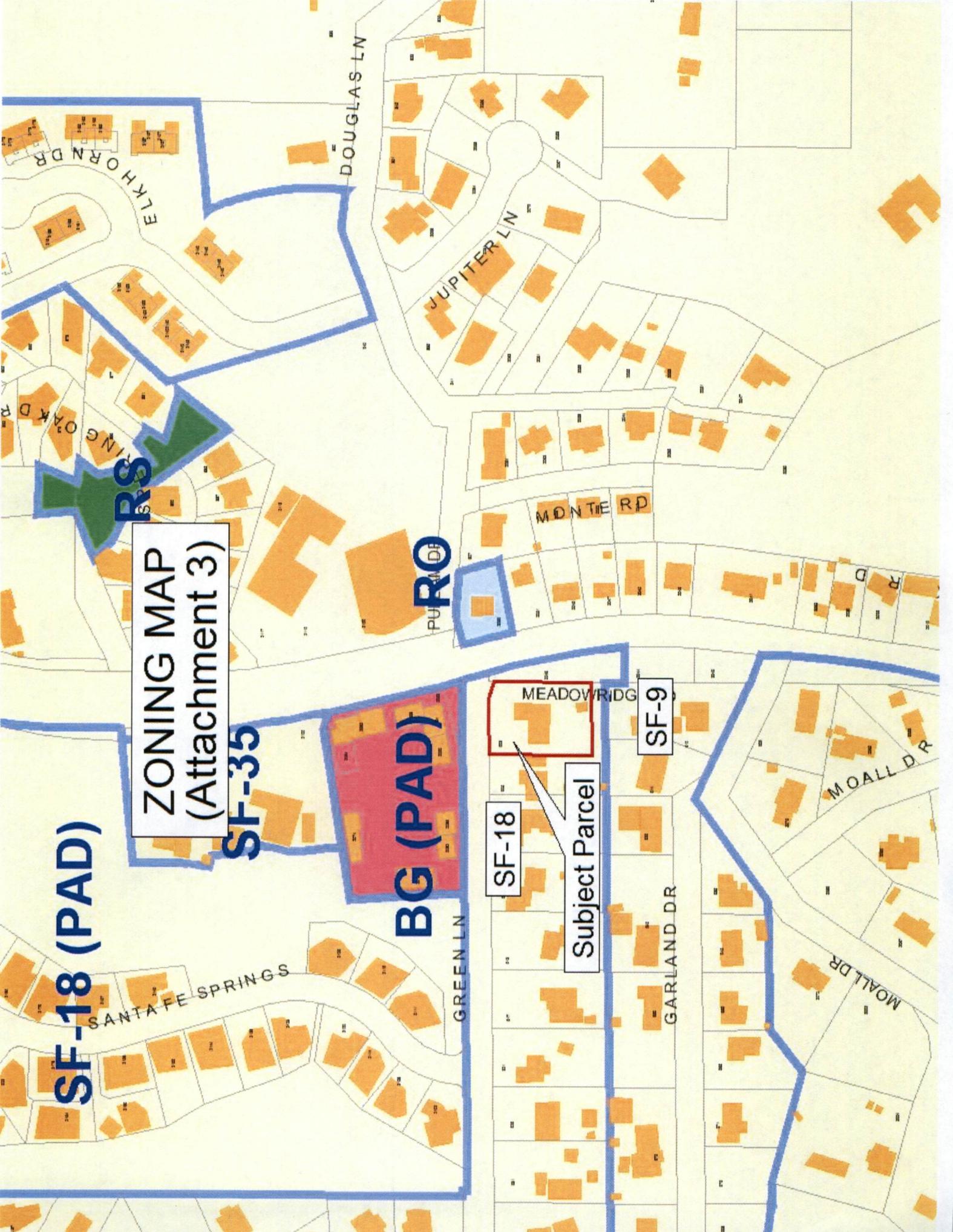
MONTFORD

MEADOW RIDGE RD

SPRING

PERBY

GILMORE



ZONING MAP
(Attachment 3)

SF-18 (PAD)

SF-35

BG (PAD)

SF-18

SF-9

RO

Subject Parcel

PS

ELKHORN DR

DOUGLAS LN

JUPITER LN

MONTIE RD

SANTA FE SPRINGS

GREEN LN

MEADOW RIDGE

GARLAND DR

MOALL DR

MOALL DR

**2015 GENERAL PLAN LAND USE MAP
(Attachment 4)**

"Commercial"

Subject Parcel

"LOW TO MEDIUM RESIDENTIAL DENSITY"

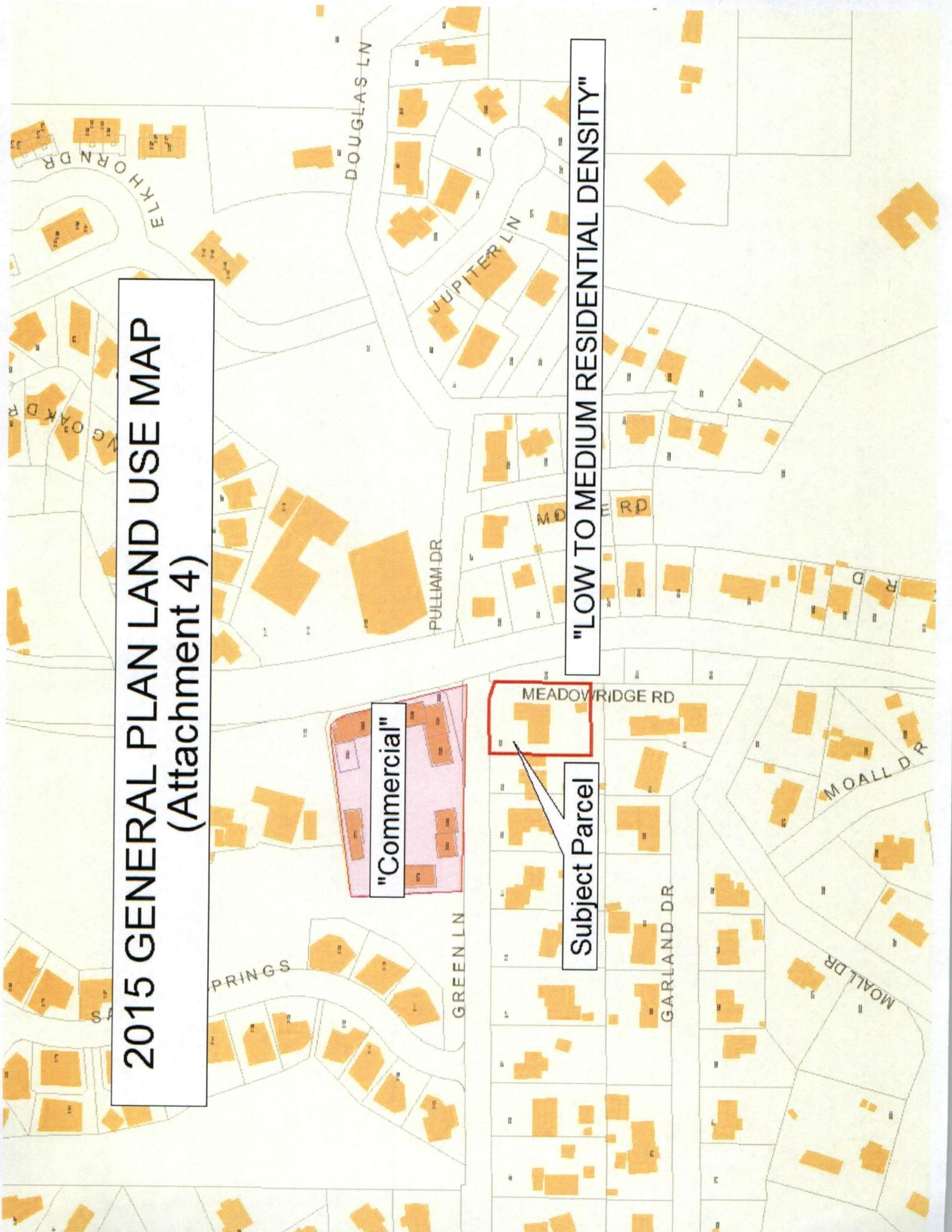


Figure 10

