

ZONING MEMBERS PRESENT:

Linus Kafka, Zoning Examiner
John Beall, Planning & Development Services
Delma Sanchez, City Recording Clerk

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1 ZONING EXAMINER: Let's get started. Good evening. My
2 name is Linus Kafka, and I'm the Zoning Examiner for the City of
3 Tucson. I conduct rezoning hearings and special exception
4 hearings on behalf of the Mayor and Council. I make findings of
5 fact which I put into a report, along with my recommendation
6 which I then send on to the Mayor and Council.

7 I believe tonight we have two special exceptions on the
8 agenda. Both special exceptions are Mayor and Council special
9 exceptions.

10 My report will be based on the evidence submitted to me
11 as part of the application, as well as on testimony taken
12 tonight. A tape recording is being made of tonight's testimony
13 by the City Clerk's Office, and if necessary, a transcript will
14 be prepared. The City Clerks are behind this wall right here
15 with their recording equipment.

16 I'll prepare a preliminary report and a final report.
17 After I close the hearing, I'll prepare a preliminary report
18 within five working days. I'll prepare a final report two weeks
19 after the close of the public hearing. For those of you who wish
20 to see the copy of my preliminary report, and you're not already
21 a principal listed on the case, please fill out one of the orange

1 cards at the podium. A copy of the final report will be
2 available from Planning & Development Services Department, and
3 I'll send that report along to Mayor and Council.

4 At the start of the hearing, I'd like to have Mr. Glenn
5 Moyer, who's seated to my right, give a presentation on each
6 case. And after that, I'll have the Applicant come up to present
7 the case. After the Applicant presents, I'll call up anyone else
8 who's wishing to speak on some relevant issue related to the
9 case.

10 I can call individuals back to the podium to address
11 particular issues, but I cannot have any communications with
12 parties outside of the hearing. So now is the time to speak.

13 For those of you who are planning to speak tonight,
14 when you do come up to the microphone, there's a sign-in sheet.
15 And if you'll sign in on that sign-in sheet, that will allow us
16 to get your name spelled correctly and keep everything in order
17 for the transcript.

18 Also if you're planning on speaking tonight, I'll ask
19 you to stand up now and I'll swear you in, and that way we can
20 avoid having to swear people in on an ad hoc basis. So if you're
21 looking to present this evening, please stand now.

22 If you're looking - if you expect to comment, please
23 stand now. You can remain standing, Mr. Brixius. If you'd raise
24 your right hand. Do you swear or affirm to tell the truth, the

1 whole truth, and nothing but the truth?

2 (Affirmative.)

3 ZONING EXAMINER: Thanks. All right. You're gonna be
4 giving a presentation, right?

5 MR. BRIXIUS: (Inaudible)

6 ZONING EXAMINER: Okay. First case on the agenda this
7 evening, I think we have it in order, is SE-15-13 Sun State Tan-
8 -- Sun State Tanque Verde Road. Before we begin that case, I'd
9 like to announce for the record that Mr. Prezelski from Ward 2 is
10 here. I assume it's on this case?

11 MR. PREZELSKI: (Inaudible)

12 ZONING EXAMINER: Okay. All right. Thank you.
13 Mr. Moyer.

14 MR. BEALL: This is a request by Adam Brixius of
15 Pinnacle Consulting on behalf of Verizon Wireless for approval of
16 a wireless communication facility. The special exception site is
17 located approximately 180 feet south of Tanque Verde Road and 208
18 east of Indian Ruins Road.

19 The Preliminary Development Plan, PDP, proposes a
20 wireless communication tower with 12 antenna panels concealed
21 within an artificial pine tree, monopine, 75 feet in height.
22 The facility will be placed within an approximately 1,350-foot --
23 square foot lease area in the southwestern portion of the .63-
24 acre site.

1 A communications use of this type in the C-1 zone is
2 subject to Sections 4.9.13.0 and 4.9.4.i.2.3 and 7 of the UDC,
3 Unified Development Code, and requires approval through a Mayor
4 and Council special except procedure, Section 3.4.4.

5 Because the tower height exceeds 50 feet, documentation
6 provided by the Applicant indicates that no practical alternative
7 exists and measures have been - are being taken to conceal or
8 disguise the tower and antenna from view.

9 Land use policy direction for this area is provided by
10 the Pantano East Area Plan and Plan Tucson. Plan Tucson land use
11 policies protect established residential neighborhoods by
12 supporting compatible development, including non-residential uses
13 with the scale and intensity of use is compatible with adjacent
14 uses.

15 Policy LT-28.1.2 requires that if possible, wireless
16 communication facilities be located, installed and maintained to
17 minimize visual impacts and preserve views. The Applicant states
18 that the proposed wireless communication facility will help
19 improve telecommunication services in the surrounding
20 neighborhoods.

21 Pantano East Area Plan Commercial Policy 1 supports
22 commercial developments in appropriate locations in the area
23 along arterial streets when adjacent uses are adequately
24 buffered.

1 The proposed monopine will include four antennas per
2 sector with three sectors for a total of 12 antennas. The
3 monopine will be set back from Tanque Verde Road by approximately
4 180 feet and 280 (sic) - 208 feet from Indian Ruins Road. A
5 monopine was chosen in lieu of a monopalm because of the existing
6 vegetation in the surrounding areas. Currently on site, there is
7 one Aleppo pine.

8 The Applicant's proposal must meet the use specific
9 standards of UDC Sections 4.9.13.0 and 4.9.4.i.2, 3 and 7. Staff
10 finds the proposal to be in compliance with the UDC use specific
11 standards. The proposed stealth tower is in compliance with the
12 performance criteria for a wireless communication facility.

13 Considering the use of a stealth design, in this case a
14 monopine, that will serve to conceal and limit the visual impact
15 of the, of the facility, the special exception request is
16 consistent with the policies and intent of the Pantano East Area
17 Plan and Plan Tucson.

18 Approval of the request is appropriate, subject to the
19 attached preliminary conditions. As of today, there have been
20 three approvals, and (inaudible) approvals, and two owner
21 approvals and no protests.

22 ZONING EXAMINER: All right. Thank you. And an
23 apology and clarification for the record. The gentleman speaking
24 has been Mr. John Beall of Planning & Development Services.