

ZONING MEMBERS PRESENT:

Linus Kafka, Zoning Examiner
Glenn Moyer, Planning & Development Services
Delma Sanchez, City Recording Clerk

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1 ZONING EXAMINER: Evening everybody. Everybody okay?
2 All right. All right. Most of you know the, the story here.
3 I'll go through the preliminary remarks, and then we'll get to
4 the agenda.

5 Good evening. My name is Linus Kafka, and I'm the
6 Zoning Examiner for the City of Tucson. I conduct special
7 exception hearings and rezoning hearings on behalf of the Mayor
8 and Council, and I make findings of fact.

9 In the case of rezonings, I prepare a report, along
10 with a recommendation which I then send on to Mayor and Council.
11 In the case of special exceptions, I render a decision -
12 actually, tonight we have just a Mayor and Council special
13 exception, I believe. So I'll just do the - it's the same rules
14 for rezoning.

15 My report will be based on the evidence submitted to me
16 as part of the rezoning application as well as on the testimony
17 taken tonight. A tape recording is being made of tonight's
18 testimony by the City Clerk's Office, and if necessary a
19 transcript will be prepared.

20 I'll prepare a preliminary report and a final report.
21 After I close the hearing, I'll prepare a preliminary report

1 within five working days. I'll prepare a final report two weeks
2 after the close of the public hearing. For those of you who wish
3 to receive a copy of my preliminary report, and you're not
4 already a principal listed in the case, you can fill out one of
5 the orange cards there at the podium, and we'll be sure to get a
6 copy of the preliminary report to you.

7 A copy of the final report will be available from the
8 Planning & Development Services Department, and I'll send that
9 report along to the Mayor and Council. They may consider my
10 recommendation, along with other factors, and make their decision
11 on that.

12 At the start of the hearing, I'd like to have Mr. Glenn
13 Moyer of the Planning & Development Services Department give me a
14 presentation on the case. After that, I'll have the Applicant
15 come forward and then present the case. After the Applicant
16 presents, I'll call on those other people wishing to speak
17 regarding the case.

18 Since I cannot have any communication with parties
19 involved in the case, now is the time to speak. When you, when
20 you are called up to the podium, please be sure to write your
21 name in on the sign-in sheet. That makes it a little bit easier
22 for us to track when we're doing the transcriptions about who's
23 talking when. Also ask you to announce your name for me so that
24 I can keep it in my notes and refer back to you.

1 At this time, I'd like to swear in those wishing to
2 speak this evening, so if you're planning on presenting or
3 speaking this evening, if you could stand now and raise your
4 right hands. Do you swear or affirm to tell the truth, the whole
5 truth, and nothing but the truth?

6 (Affirmative.)

7 ZONING EXAMINER: All right. Thank you. First case on
8 the agenda this evening is Case No: SE-15-59 Verizon-Grady
9 Avenue, application special exception application for a 60-foot
10 tall wireless communications tower. Mr. Moyer.

11 MR. MOYER: This is a request by Adam Brixius of
12 Pinnacle Consulting on behalf of Verizon Wireless for approval of
13 a wireless communications facility. The 8.46-acre special
14 exception site is located approximately 85 feet north of Speedway
15 Boulevard, and 90 feet east of Grady Avenue.

16 The Preliminary Development Plan proposes a wireless
17 communications tower with 12 antenna panels concealed within an
18 artificial palm tree 60 feet in height. The communications use
19 of this type in the RX-1 zone is subject to Sections 4.9.13.o and
20 4.9.4.i.2.3 and .7 of the Unified Development Code and requires
21 approval through a Mayor and Council special exception procedure
22 because the tower exceeds 50 feet in height.

23 Land use policy direction for this area is provided by
24 the Pantano East Area Plan and Plan Tucson. The Pantano East

1 Area Plan supports commercial development in appropriate
2 locations when adjacent uses are adequately buffered. Plan
3 Tucson identifies this area in the Future Growth Scenario Map as
4 an existing neighborhood and supports new services and amenities
5 that contribute to further neighborhood stability.

6 If possible, wireless communications facilities are to
7 be located, installed and maintained to minimize visual impacts
8 and preserve views. The special exception site is currently
9 developed as a religious use with multiple buildings in the RX-1
10 zone. The nearest residential unit is located approximately 250
11 feet to the northwest of the proposed wireless communications
12 facility site.

13 A monopalm design was chosen because the presence of
14 several - because of the presence of several palm trees within a
15 relative proximity to the site. The monopalm will be visible
16 from surrounding commercial and residential development as well
17 as from adjacent streets.

18 In terms of wireless communications facilities, a
19 stealth application is one that disguises the appearance of the
20 pole and antennas to look like an element of the built or natural
21 landscape which could typically occur at the chosen location.

22 A stealth application should be as close as possible in
23 scale and appearance to the object it is disguised as with no
24 obvious unnatural elements. The Applicant's proposal must meet

1 the use specific standards of the UDC Sections 4.9.13.o and
2 4.9.4.i.2.3 and .7.

3 The proposed stealth tower is in compliance with the
4 use specific standards for wireless communications facility and
5 is consistent with the policies and intent of Plan Tucson and the
6 Pantano East Area Plan. Approval of the request is appropriate
7 subject to the attached Preliminary Conditions.

8 As of today, the Planning & Development Services
9 Department has received two approvals and three protests. And
10 you should be in receipt of a memorandum from Daniel Bursuck
11 dated today regarding revised preliminary conditions for this
12 case.

13 ZONING EXAMINER: Thank you, Mr. Moyer. I have copies
14 of the protests and approvals, as well as the memo from Mr.
15 Bursuck, and the Revised Preliminary Conditions. And they are
16 made a part of the record. Mr. Brixius. Actually, no. It's -
17 is it Mr. Young?

18 MR. JONILONIS: Good evening, Mr. Kafka, Mr. Moyer,
19 attendees. My name is Garrett Jonilonis, here on behalf of
20 Verizon Wireless with Pinnacle Consulting with regards to the
21 special exception land use case for the Verizon Wireless
22 facility.

23 ZONING EXAMINER: Let me just spell your name.

24 MR. JONILONIS: J-O-N-I-L-

1 ZONING EXAMINER: J-O-N-I-L-

2 MR. JONILONIS: -O-N-

3 ZONING EXAMINER: O-N-

4 MR. JONILONIS: -I-S.

5 ZONING EXAMINER: -I-S. Sorry that I called you Mr.

6 Brixius.

7 MR. JONILONIS: That's all right.

8 ZONING EXAMINER: It's these young dark-haired guys.

9 MR. JONILONIS: Mr. Kafka, I do have tonight two
10 additional letters of support for the facility -

11 ZONING EXAMINER: Okay.

12 MR. JONILONIS: - from the church tonight, so I do have
13 these for the record.

14 ZONING EXAMINER: Thank you.

15 MR. JONILONIS: The application tonight is the result
16 of a collaborative effort between multiple interested parties.
17 We do want to extend gratitude to the Planning & Development
18 Services Department for this facility.

19 It is of the opinion of Verizon this facility is
20 properly sited with regards to appropriate setbacks from
21 residential neighborhoods, right-of-ways, in addition to
22 conditions we worked through with regard to some of the
23 landscaping.

24 The facility will provide an improvement to a

1 demonstrated gap of coverage in the vicinity benefitting
2 commercial properties, travelers to the area, as well as
3 residents. I welcome any question if there are any.

4 ZONING EXAMINER: The coverage maps were made a part of
5 the record that were submitted by you. Let's just go over the
6 Revised Preliminary Condition. I think it was Condition 19. Do
7 you have a copy of that?

8 MR. JONILONIS: I do.

9 ZONING EXAMINER: Okay. So Condition 19 states
10 additional (inaudible) scape plantings shall be provided for
11 screening surrounding the six-foot masonry wall, six-foot-tall
12 masonry wall. Plants shall be - we'll put that in there - shall
13 be of adequate size in height to properly screen and be watered
14 for one year until establishment. And you're agreeable to the
15 change on Condition 19?

16 MR. JONILONIS: Yes, we are.

17 ZONING EXAMINER: And you're agreeable to all the other
18 conditions?

19 MR. JONILONIS: Yes, sir.

20 ZONING EXAMINER: All right. The palm tree that exists
21 in the well that's existing in the parking lot currently, that's
22 gonna be the contextual palm tree that remains?

23 MR. JONILONIS: That is correct, yes.

24 ZONING EXAMINER: Okay. All right. I don't have any

1 questions. Is there anybody here on this case, anybody else?

2 All right. Anything further from Staff?

3 MR. MOYER: Nothing further.

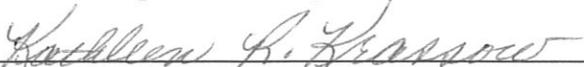
4 ZONING EXAMINER: All right. Case No: SE-15-59

5 Verizon, Grady Avenue is hereby closed. Thank you, sir.

6 (End of Case: SE-15-59.)

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape recorded conversation in the case referenced on page 1 above.

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KATHLEEN R. KRASSOW - Owner
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