

PUBLIC NOTICE

SPECIAL MEETING OF THE TOWN OF PINETOP-LAKESIDE
BOARD OF ADJUSTMENT

**FOLLOWING THE REGULAR TOWN COUNCIL MEETING
SCHEDULED FOR THURSDAY, FEBRUARY 15, 2024 AT 6:00 P.M.
TOWN COUNCIL CHAMBERS
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE AZ 85929**

AGENDA

- A. **Call to Order** *Chairwoman*
➤ Roll Call and Ascertain Quorum
- B. **Call to the Public:** *Chairwoman*
This is a business meeting of the Board of Adjustment. The Town values and welcomes public input. Please address the Board as whole and not individual Board Members. Do not address staff or members of the audience. Board action on items brought up in Call to the Public is limited by the Open Meeting Law. The Board may direct staff to study the matter and reschedule for further consideration at a later date. Items on the agenda will not be heard or discussed in Call to the Public. Individuals are limited to three (3) minutes.
- C. **Approval of Minutes** *Deputy Town Clerk*
Consider Approval of the Minutes of the Board of Adjustment Special Meeting held on November 2, 2023.
- D. **Business Before the Board**
- Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Chairwoman and explained by staff. Any citizen, who wishes, may speak one time for five (5) minutes on each agenda item before or after Board discussion. Questions from Board Members, however, may be directed to staff or a member of the public through the Chairwoman at any time.
- D.1 **Public Hearing-** Discussion and Legal Action regarding the appeal of denial of Conditional Use Permit (CUP-133) to install a 180' Cell Tower at 2666 E. White Mountain Blvd., Pinetop AZ APN 411-43-008A. *Community Development Director Loyd*
- E. **Adjournment** *Chairwoman*

Posted on February 9, 2024 at 12:00 p.m. at the following locations:

Mackenzie Valichnac Deputy Clerk	Town Hall 325 W. White Mountain Blvd. Lakeside, AZ 85929	Town Website https://pinetoplakeside.gov
	Pinetop U.S. Post Office 712 E. White Mountain Blvd. Pinetop, AZ 85935	Lakeside U.S. Post Office 1815 W. Jackson Lane Lakeside, AZ 85929

Note: This meeting is open to the public. All interested people are welcome to attend. A copy of agenda background material provided to the Board Members, with the exception of material relating to possible executive session, are available for public inspection at the Town Clerk's Office, 325W White Mountain Blvd, Lakeside, AZ 85929, Monday through Friday from 8:00 a.m. to 5:00 p.m. or online at <https://pinetoplakeside.com/>

AMERICAN WITH DISABILITIES ACT: The Town of Pinetop-Lakeside intends to comply with the A.D.A. If you are disabled or physically challenged and need special accommodations to participate, please contact the Town Clerk at (928) 368-8698 Ext. 223 at least 48 hours prior to the meeting.



Meeting Date:	February 15, 2024	Agenda Item #:	C.1
Subject:	Consider approval of the minutes of the Special Meeting of the Board of Adjustment held on November 2, 2023.		

**MINUTES OF THE MEETING OF THE TOWN OF PINETOP-LAKESIDE
BOARD OF ADJUSTMENT
HELD ON THURSDAY, NOVEMBER 2, 2023, TOWN COUNCIL CHAMBERS
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

A. Call to Order

Chairman Irwin called the meeting to order at approximately 6:20 p.m.

➤ **Roll Call:**

The following members were present:

Name	Position
Stephanie Irwin	Chairwoman
Sterling Beus	Vice Chairman
Lynn Krigbaum	Member
Jim Snitzer	Member
James Brimhall	Member
Jerry Smith	Member
Taber Heisler	Member

Also Present:

Name	Position
Keith Johnson	Town Manager
Kevin Rodolph	Assistant Town Manager/Finance Director
Jeremiah Loyd	Community Development Director
Dan Barnes	Police Chief
Betsy Peck	Library Manager
Rob Hephner	Creative Service Specialist
Matt Patterson	Public Works Director
Mackenzie Valichnac	Deputy Clerk
Tony Alba	Community Services Manager
Daniel Wilkey	Police Commander
Kristi Salskov	Town Clerk

B. Call to the Public

Chairwoman Irwin called for public comments.

Jim Beck stated, *“I have done a lot of research on this, and I understand that the FCC doesn’t allow or consider any topic on health issues. That is why I am talking now on any subject that I care to. I am going to talk about health issues related to cell towers. Per the American Cancer Society, cell towers increase the risk of health issues including headaches, memory loss, cognitive disability, and cardiovascular stress. Many studies also report that cell towers may lead to cancer as they admit non-ionized high radio frequency, RF waves. CBS Sacramento television stated, ‘health aside, the public perception of a cell tower outside your door can hurt you financially.’ ABC News Consumer Alert states that cell tower workers are getting injured working on the towers, which is putting them at risk. RF frequency over 20% can injure people and over 100% can burn people. Cell tower workers, roofers, painters, and anyone who comes in contact with antennas. Phone providers are looking away and are not protecting the little guy. If you take your cell phone out and look at Settings, then go to General, then go to About, then scroll down to Legal, then go to Exposure, you will see a warning on your cell phone that says you cannot keep the cell phone next to your body without exceeding the allowable limits. You should find that one your cell phone. The World Health Organization has a similar warning, ‘use hand free devices to keep the mobile phone away from your head and body. Limit the number and length of calls. Use the phone in areas with good reception.’ 5G appeal. Scientists and doctors are calling for a moratorium on deployment of 5G and have signatures from over 400 scientists from over 47 nations, including 100 EMF scientists, have signed the petition calling for a moratorium. For the first time, 5G has employs millimeter waves which have a very high frequency.”*

C. Approval of Minutes

C.1 Consider Approval of the Minutes of the Board of Adjustment Meeting held on April 6, 2023.

Vice Chairman Beus moved to approve the minutes of the Board of Adjustment meeting held on April 6, 2023. Member Brimhall seconded the motion and by a show of hands the following vote was recorded.

	AYES	NAYS	ABSTAIN
Chairwoman Irwin	X		
Vice Chairman Beus	X		
Member Krigbaum	X		
Member Snitzer	X		
Member Smith	X		
Member Brimhall	X		
Member Heisler	X		

Chairwoman Irwin then declared the minutes approved with a 7-0 vote.

D. Business Before the Board:

D.1 Discussion and Legal Action regarding Conditional Use Permit (CUP-133) to install a 180’ Cell Tower at 2666 E. White Mountain Blvd., Pinetop AZ APN 411-43-008A.

Community Director Loyd stated the CUP 133 was unanimously denied by the Planning and Zoning Commission on August 24th. The applicant is appealing that decision. Director Loyd spoke with the applicant and informed them that the CUP could be denied since a preferred site was not pursued. The applicant has started to consider a preferred site now. Director Loyd invited the applicant to speak.

Shannon McCrae stated, *“Chairwoman, Vice Chairman and members of the Board, my name is Shannon McCrae and I am with State 48 Consulting on behalf of Vertical Bridge. Thank you for having us here today. We would like to respectfully request that the hearing be tabled for 90 days so that we can do our due diligence of looking into the alternative parcel, if that is acceptable.”*

Member Snitzer stated that when the applicant comes back, he would like to see a fire safety and prevention plan. Member Snitzer also stated that the applicant provided a map showing coverage of the proposed tower and then the coverage of one alternative existing site and the coverage of a second existing site. Member Snitzer would like to see a map that shows what the coverage would be if they put equipment on both existing sites.

Shannon McCrae stated that they would address those concerns.

Member Heisler asked if there is a difference to table this item rather than acting today.

Community Development Director Loyd stated that the extension allows the applicant to explore the option of the preferred site without having to start the process over if they decide to not proceed with the preferred site.

Vice Chairman Beus made a motion to table the appeal of CUP 133 for 90 days to allow the applicant, Vertical Bridge, to explore the option of a preferred site. Chairwoman Irwin seconded the motion.

	AYES	NAYS	ABSTAIN
Chairwoman Irwin	X		
Vice Chairman Beus	X		
Member Krigbaum	X		
Member Snitzer	X		
Member Smith	X		
Member Brimhall	X		
Member Heisler	X		

Chairwoman Irwin declared the motion passed unanimously.

E. Adjournment

There being no further business at this time, the meeting was adjourned at approximately 6:35 p.m.

Stephanie Irwin
Chairwoman

ATTEST:

Mackenzie Valichnac
Deputy Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Town of Pinetop-Lakeside Board of Adjustment held on the 2nd day of November 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 2nd day of November 2023.

Mackenzie Valichnac
Deputy Town Clerk

DRAFT



Meeting Date:	February 15, 2024	Agenda Item #:	D.1
Subject:	Discussion and Legal Action regarding the appeal of the denial of Conditional Use Permit (CUP-133) to install a 180' Cell Tower at 2666 E. White Mountain Blvd., Pinetop AZ APN 411-43-008A.		



MEMORANDUM

TO: Board of Adjustment
FROM: Jeremiah Loyd P.E., Community Development Director
MEETING DATE: February 15, 2024
SUBJECT: CUP-133 Appeal of Denial of CUP-133 Vertical Bridge Tower at 2666 E White Mountain Blvd, APN 411-43-008A.

APPELLANT: Vertical Bridge
14301 N 87th St Unit #105
Scottsdale, AZ 85260

REQUEST: Appeal the denial of CUP-133, a request to construct a 180' monopine tower on the subject property.

LOCATION: The subject property, 2666 E White Mountain Blvd., is east of the Pinetop Family Dollar adjacent to South Hill Drive. The APN is 411-43-008A.

ZONING: The property is zoned C-1 (Light Commercial Zoning District).

REGULATIONS: Town Code §17.106.020(B), new Wireless Communication Facilities shall obtain a Conditional Use Permit. Town Code §17.80.040(C)(D)(E)(J)(O) CUP review criteria and §17.80.050 Conditions of approval. Town Code §17.106 Wireless Communication Facilities identifies the criteria for cellular towers.

BACKGROUND:

The Planning & Zoning Commission convened on August 24, 2023, to consider the issuance of a Conditional Use Permit for a 180' monopine tower. The proposed tower was to be sited at 2666 E White Mountain Blvd, APN 411-43-008A. This location is a neutral site per 17.106.050.B.2 in a C-1 Light Commercial zoning district. The applicant must first obtain a CUP per 17.106.020.B. The Commission unanimously voted, 6-0, to deny the issuance of a CUP.

The Board of Adjustment convened on November 2, 2023, to consider an appeal to the denial of CUP-133. The applicant requested a 90-day extension to allow for the exploration of an alternative location for the tower. The applicant failed to appeal within the allotted time.

A Tower with a maximum height of 75' or the height of the tree line within 200', but in no case greater than 95' per 17.106.050.A.2 is permissible. The proposed use is permitted under the existing

zoning with a CUP. However, the height of the proposed cellular tower is 175 feet, with a 5-foot lightning rod. Hence, the requested tower height of 180' is nearly double the maximum height allowable.

The applicant proposes four tech lights on the 10'x15' concrete pad for initial installation and future modifications. Per 17.106.030.D, lighting is only permissible for security if required by the FAA, FCC, or another governmental agency. All lighting must be in conformance with 17.104.100.

Vertical Bridge proposes to remove an existing 8-foot fence around the western perimeter of the parcel. Fences over 6 feet are only permitted as a CUP condition per 17.108.060.A.2. The Board of Adjustment could require an 8-foot tall fence as a condition of approval. It is recommended that an 8-foot CMU block wall be utilized for screening.

A landscaping plan has yet to be submitted as part of the application. Per 17.106.030.F.4.f, landscaping shall mitigate the visual impact of a WCF and ancillary structures. Evergreen plant material of a minimum height of five feet shall be planted adjacent to the exterior of any wall or fence at least every ten feet from center to center. The Community Development Director or the Planning and Zoning Commission, or in this case, the Board of Adjustment, may waive or reduce these landscaping requirements if it is deemed unnecessary or impractical to provide necessary screening.

Per 17.106.030.F.4.c, Simulated branches must taper toward the top of the tower to give the appearance of a natural conically shaped evergreen tree. The submitted tower elevation does not demonstrate conformance to this requirement as it does not taper to give the appearance of a natural conically shaped evergreen tree but instead is a cylindrical shape.

Other Considerations:

The General Requirements outlined in 17.106.030(F) require wireless communication facilities to be sited and constructed to preserve the preexisting character of the surrounding buildings and vegetation. While this site is neutral, it is immediately adjacent to an RV park.

Most jurisdictions require a minimum of a 1:1 setback in the event of a catastrophic failure of the tower. Our code could be more robust because it only requires a fall zone letter. The fall zone letter states multiple times that it cannot guarantee the tower would fall within the 20-foot fall zone radius, with statements such as "it will likely" do so and a "best attempt" to meet the requirements. Given that current codes do not address failure mechanics, it is impossible to predict the behavior of a failing structure. The fall zone letter even states that parts of the tower could land outside the intended fall zone. The recent update to Wireless Communication Facilities setbacks outlined within Chapter 17.106.040(2) became effective on February 5th. This effectively precludes the selected site from consideration due to the need for more availability of placement to adhere to site setbacks as amended within 17.106.040(2).

Applications for a conditional use permit for a wireless communication facility on a site other than a preferred site, as defined in Section 17.106.050(B)(1), shall not be granted unless the applicant

has shown that it did its best to locate the wireless communication facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the wireless communication facility on a preferred site.

On October 16, 2023, staff met with Pinetop Fire Chief Morgan to discuss the proposed tower at 2666 E White Mountain Blvd. Chief Morgan indicated that Pinetop Fire was pursuing grant funding to allow for the construction of a communications site at 1845 S. Pine Lake Rd. The applicant mentions in their appeal that this is the only preferred site, but the applicant did not reach out to Pinetop Fire regarding this proposal at the time of the appeal. The applicant instead based the initial topography investigation as the reason for not pursuing the preferred site.

Per 106.070.D.3, 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 wireless communication facility;
 - b. The new tower will have room to collocate additional facilities, or it is not technically or legally feasible or aesthetically desirable to construct a tower with such collocation capacity; and
 - c. Construction of the tower will not disrupt existing utilities.
5. The Planning and Zoning Commission or the Board of Adjustment may require the applicant to submit additional information or provide further justification if they believe it is necessary or appropriate.

An existing tower could accommodate the tower within 0.8 of a mile. If this proposal progresses with approval, there will likely be three towers within this area, including the existing and the proposed tower from Pinetop Fire.

Per 17.106.080.D

D. Coordination with Federal Law.

1. A conditional use permit may be granted despite noncompliance with the provisions of this section whenever denial of a 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 USC § 332(c)(7)(B)(i).
2. In evaluating an application for a conditional use permit, no consideration shall be given to the environmental effects of radio frequency emissions to the extent that such emissions follow the regulations of the Federal Communications Commission, as provided in 47 USC § 332(c)(7)(B)(iv).

ANALYSIS:

The applicant, Vertical Bridge, requested to have a CUP issued for a cell tower. On August 24,

2023, the Planning & Zoning Commission unanimously, 6-0, denied the issuance of the CUP. The reasons for denial are as follows:

- The applicant failed to provide an engineering report sealed by a licensed structural engineer per 17.106.070.1(c)(d).
- The applicant failed to show all the preferred sites where the tower could be sited per 17.106.070.B(1).
- The applicant failed to provide a written explanation of why they did not select a preferred site, including their 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 per 17.106.070.B.3.
- The applicant proposed tech lights on the tower for installing new appurtenances; however, no artificial lighting of wireless communication facilities is permitted unless such artificial lighting is:
 - Required by the Federal Aviation Administration, the Federal Communications Commission, or another state or federal agency of competent jurisdiction; or
 - Necessary for security.
 - Such lighting shall comply with the lighting regulations found in §17.104.100
- The applicant failed to locate the wireless communication facility away from residential neighborhoods whenever feasible per 17.106.010.B.
- While the applicant proposes to camouflage the site, the camouflage must taper towards the top, and the tower shall be painted to emulate a natural tree trunk per 17.106.030.F.4.(c)&(d).
- Under the effective Ordinance 24-468, this tower would require a 225' setback per 17.106.040(2).

STAFF RECOMMENDATION:

Staff recommends denying the CUP for the following reasons:

1. The proposed tower's height is 180 feet. A maximum height of 75 feet is allowable and in no case greater than 95 feet in a site designated as neutral per 17.106.050.A2.
2. The applicant must submit evidence of meeting the requirements established within 17.106.070.B.3 regarding contact with all other tower providers and property owners within preferred sites.
3. The applicant failed to submit a fall zone letter that exemplifies confidence that the tower would not harm residents at the RV park in the event of catastrophic failure.

4. The applicant failed to locate the site away from the residential neighborhood per 17.106.010.B.
5. The applicant should have considered the requirements outlined in 17.106.030(F), requiring wireless communication facilities to be sited and constructed to preserve the preexisting character of the surrounding buildings and vegetation. While this site is neutral, it is immediately adjacent to an RV park.
6. A landscaping plan conforming with 17.1.030.F.4.f still needs to be submitted.
7. Tech lighting does not meet the requirements established within 17.104.100 and 17.106.030.D.
8. The effective setbacks cannot be met at this site per 17.106.040(2).

If the Board of Adjustment chooses to uphold the denial, the motion must contain the reasons for denial, which shall be supported by substantial evidence in the written record.

RECOMMEND MOTION:

I move to uphold the denial of the Conditional Use Permit (CUP-133) for the construction of a Vertical Bridge Cell Tower on APN 411-43-008A for the following reasons:

1. The proposed tower's height is 180 feet. A maximum height of 75 feet is allowable and in no case greater than 95 feet in a site designated as neutral per 17.106.050.A2.
2. The applicant must submit evidence of meeting the requirements established within 17.106.070.B.3 regarding contact with all other tower providers and property owners within preferred sites.
3. The applicant failed to submit a fall zone letter that exemplifies confidence that the tower would not harm residents at the RV park in the event of catastrophic failure.
4. The applicant failed to locate the site away from residential neighborhoods per 17.106.010.B.
5. The applicant should have considered the requirements outlined in 17.106.030(F), requiring wireless communication facilities to be sited and constructed to preserve the preexisting character of the surrounding buildings and vegetation. While this site is neutral, it is immediately adjacent to an RV park.
6. The request is deficient as a landscaping plan in conformance with 17.1.030.F.4.f was not submitted.
7. Tech lighting does not meet the requirements established within 17.104.100 and 17.106.030.D.
8. The proposed site does not meet the effective setbacks for a Wireless Communication Facility established within 17.106.040(2).

ALTERNATIVE MOTION:

I move to approve the Conditional Use Permit (CUP-133) and allow the construction of a Vertical Bridge Cell Tower on APN 411-43-008A with the following conditions:

1. Obtain a variance from the Board of Adjustment for a WCF over the height requirements outlined within 17.106.050.A.2.
2. All lighting must comply with 17.104.100 & 17.106.030.D.
3. Install an 8-foot CMU screening fence around the tower's base.
4. Adhere to the requirements outlined within 17.106.030 General requirements.
5. Submit all Environmental Impact Assessments.
6. Submit evidence of meeting the requirements established within 17.106.070.B.3 regarding contact of all other tower providers and property owners within preferred sites.
7. Submit a landscaping plan in conformance with 17.1.030.F.4.f.
8. Mitigate all impacts with the conflicting use of a residential RV Park adjacent to the site per 17.106.030(F).
9. Meet all requirements of 17.106.040(2) regarding setbacks of a Wireless Communication Facility or obtain an additional variance.

APPEAL TO THE
BOARD OF ADJUSTMENT
APPLICATION



Town of Pinetop-Lakeside, Community Development Dept., 325 W. White Mountain Blvd, Lakeside, AZ 85929

APPEAL-BOARD OF ADJUSTMENT APPLICATION

Type of Decision Being Appealed:

- checkbox An Appeal of a Decision Pertaining to Title 17 (Zoning).
checkbox An Appeal regarding a decision of the Planning and Zoning Commission to approve or disapprove a Conditional Use Permit.

1. APPLICANT INFORMATION:

Name
Address City State Zip Code
Phone Email Address
Status (Owner, Lessee, Agent, etc.)

2. PROPERTY OWNER(S):

Name
Address City State Zip Code
Phone Email Address

3. DESCRIPTION OF DECISION BEING APPEALED:

[Blank lines for description of decision]

APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

The signature hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations.

Shawn Sanchez 09/05/2023
Signature of Property Owner/Aggrieved Party Date

* Applicants will be required to pay the fees as outlined in the adopted fee schedule.
** Applicants must be one of the following: an officer or department of the town, the property owner of record, or be an aggrieved person owning property within 300 feet of the property.



Town of Pinetop-Lakeside, Community Development Dept., 325 W. White Mountain Blvd, Lakeside, AZ 85929

Overview

Any aggrieved person, property owner, or any officer or department of the Town affected by a decision of an administrative officer, pertaining to this title, may appeal to the board of adjustment by filing an application with the Community Development Director. The Board of Adjustment shall serve as the town's hearing officer in appeals of required dedications and exactions. The application shall state the name and address (or Town office) of the applicant and the reasons for filing the appeal. The application shall be made within ten days of the date of the decision which is being appealed. The Community Development Director shall then transmit to the board the complete record of the action for which the appeal is made. Appeals to the board may be made only in conjunction with an action.

Application Processing

- 1) *Board of Adjustment Hearing*- Upon submittal of a complete application a Staff Report will be prepared and the application forwarded to the Board of Adjustment for consideration. The Board of Adjustment hearings are held on the first and third Thursday of each month at 6:00 p.m. at the Town Hall Council Chambers, 325 W. White Mountain Boulevard, Lakeside, AZ 85929.
- 2) Applicants may receive clarification regarding the specific steps included in processing this application as well as information regarding any code, regulation or policy relevant to the processing of this application by contacting one of the following Planning staff members:

Jeremiah Loyd – j.loyd@pinetoplakesideaz.gov 928-368-8696, Ext. 301

Fees

Appeal of a Decision Pertaining to Title 17 (Zoning) Advertising Fee: \$200

An Appeal regarding a decision of the Planning and Zoning Commission to approve or disapprove a Conditional Use Permit. Advertising Fee: \$200

**Town of Pinetop-Lakeside, Community Development Dept., 325 W. White Mountain Blvd, Lakeside, AZ
85929**

ELECTRONIC SUBMITTALS

1. All applicants should email the application (form only, no required submittal material) to jloyd@pinetoplakesideaz.gov.
2. Following the application form submittal, we will send a link to a Dropbox folder for you to submit all required application and submittal materials if needed.
3. Please call 928-368-8696 ext. 231 to pay by credit card or e-check.

Town of Pinetop-Lakeside, Community Development Dept., 325 W. White Mountain Blvd, Lakeside, AZ 85929
Over-All Review Time-Frames for Projects ^{1,7,8}

Project Classification	Administrative Completeness Review (CR) of Initial Submittal ²	Review of Initial Submittal and Staff Decision to Approve or Issue a Review Letter ^{4,8}	CR Review of Re-Submittal	Review of Resubmittal ^{5,7,8} and Staff Decision to Approve/Deny	Over-All Review Timeframe ^{6,7,8}
Appeal - Board Of Adjustment ⁹	5	20	5	20	50

¹All times are maximum time-frames in business days (Mon-Fri.; excluding Town Holidays). Shorter review times will be accomplished where possible.

²Completeness Review time-frames are calculated from date of application submittal to date of acceptance or rejection of the application as administratively complete.

³Substantive Review time-frames are calculated from date of acceptance of application for Substantive Review, or upon receipt of re-submittal of revised plans/reports, to the date of issuance of a comprehensive review letter, or final administrative decision.

⁴ Review of initial submittal limited to determination of compliance with ordinances, codes, regulations or policy relevant to the specific permit or project application. The review comments on the initial submittal may be amended to address code/policy requirements that Town staff failed to include in the 1st comprehensive review document.

⁵ Review of resubmittal shall be limited to:

- a) Addressing 1st review comments that the applicant failed to adequately address in their resubmittal; or
- b) Addressing new review issues arising from modifications the applicant has made to the design and/or technical reports. In this case the Town may issue an additional review letter addressing the new design.

⁶Over-All Review timeframe is the sum of the Completeness, Initial & Resubmittal Substantive Review timeframes.

⁷ If an applicant requests significant changes, alterations, additions or amendments to an application that are not in response to the request for corrections, the Town may make **one additional comprehensive written request for corrections (i.e., review of 2nd resubmittal)**. Said additional request for correction shall not exceed 50% of the Substantive Review time frame for the specific type of permit.

⁸The Substantive Review time-frame and the Overall Review time-frame may be extended by mutual consent of the applicant and the Town. said extension shall not exceed 50% of the Over-All time-frame.

⁹Indicates that the Project will require a public hearing and Board/Commission and/or Town Council approval. For these Projects the Substantive Review period ends when staff schedules the application for the public hearing and Board/Commission/Town Council action.



Town of Pinetop-Lakeside, Community Development Dept., 325 W. White Mountain Blvd, Lakeside, AZ 85929

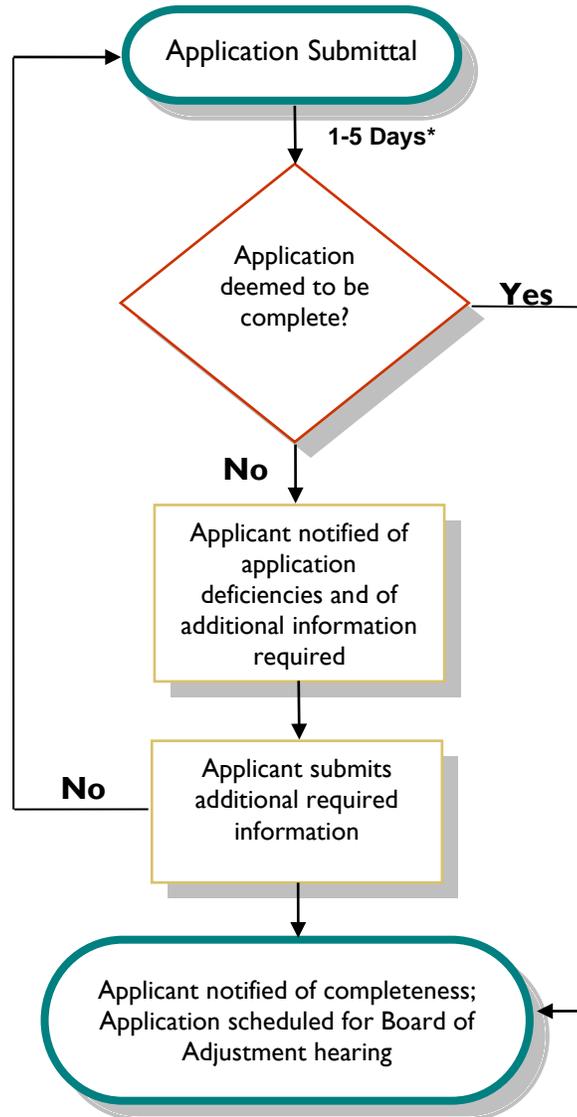
In accordance with the Regulatory Bill of Rights (ARS 9-835) the Town of Pinetop-Lakeside will typically make an administrative decision on each permit application after one (1) comprehensive staff review. However, from time to time a 2nd review is necessary to resolve code/policy compliance issues associated with a permit. In accordance with ARS 9-835.I., by mutual agreement, the applicant and the Town may engage in a 2nd review of an application as long as said 2nd review does not exceed the over-all time frame by 50%. The specific 1st and 2nd and over-all review time-frames for this application are provided above. Applicants may sign below, consenting to a 2nd review if necessary, within the stated prescribed time-frame. Your consent is not required at time of application submittal. Applicants who do not sign below will be contacted by Town staff if a 2nd review is determined to be necessary prior to making an administrative decision on this application. Applications denied after the completion of the review cycle are eligible for re-application to address the code/policy deficiencies which were the basis for the application denial with the payment of a fee equal to 25% of original application fee amount. Said re-application shall occur within 30 days of the application denial.

I hereby consent to an extension of the stated Substantive Review time-frame for a maximum of _____ additional days.

Applicant

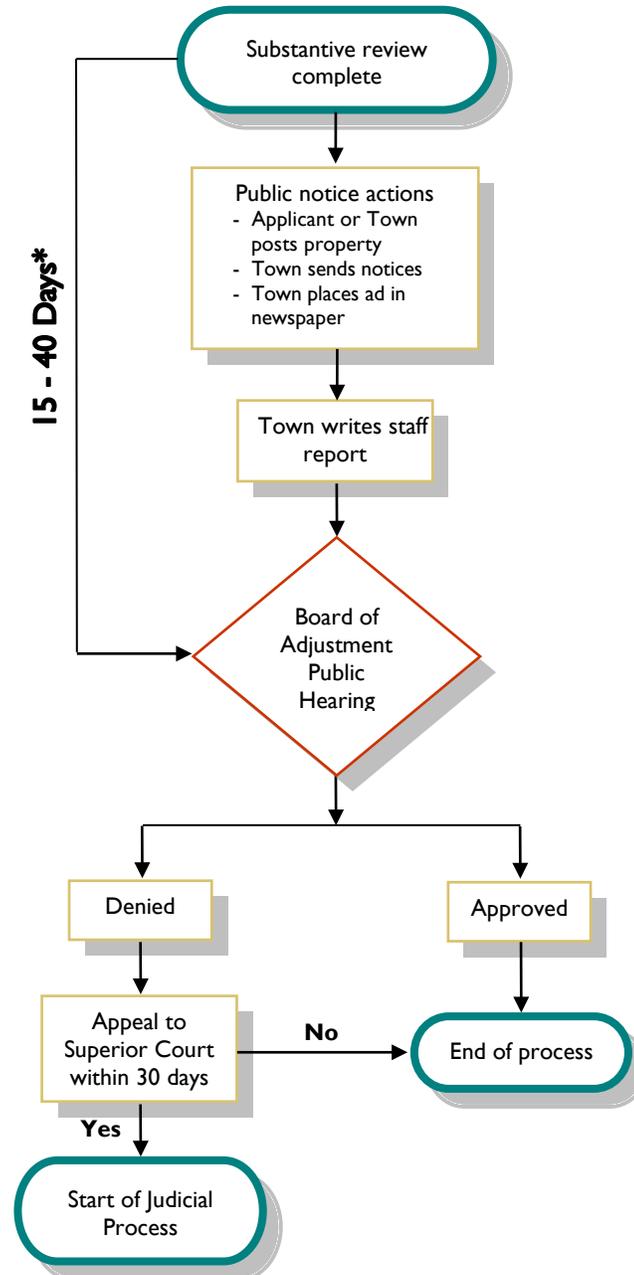
Agreed to by Town

Administrative Completeness Review Process



** All time frames are listed as business days.*

Board of Adjustment Public Hearing Process



** All times frames are listed as business days.*



Town of Pinetop-Lakeside, Community Development Dept., 325 W. White Mountain Blvd, Lakeside, AZ 85929

APPEALS TO THE BOARD OF ADJUSTMENT – APPLICATION INTAKE CHECKLIST

Planner

- 1. Owners Authorization Form *(if applicable)* _____
- 2. Letter of Explanation _____
- 3. Application Fees _____

Date: 6/2/2023

To whom it may concern:

The undersigned fee owner of the below described Landowner does hereby appoint Shawn Sanchez, as authorized agent on behalf of Vertical Bridge, including, but not limited to, power of attorney for the purpose of consummating any application necessary to construct and operate a wireless communications facility in cooperation with the Pinetop-Lakeside Community Development Services Department. Owner understands that the application may be denied, modified, or approved with conditions and that those conditions or modifications must be complied with prior to issuance of permits.

Vertical Bridge Site ID: Pinetop – PH68075

Site Name: T-Mobile US-AZ-5121

Property Located at: 2666 E White Mountain Blvd, Pinetop, AZ 85935

Assessor's Parcel Number: 411-43-008A

Landowners Name: Enriquez Alex S & Leticia (Cprs)

Landowners Signature: _____



Date: 06-05-23

Site Name: US-AZ-5121 Pinetop
Case # CUP-133
Appeal to the Board of Adjustment

Vertical Bridge hereby appeals the Planning and Zoning Commission's August 24, 2023 decision to deny its application for a Conditional Use Permit (CUP-133) ("CUP"), which proposed the development of a new Wireless Communication Facility and 180-foot Monopine at 2666 E White Mountain Blvd, Pinetop, AZ 85935. The Commission adopted unsupported and untethered reasoning in justification of its denial. Vertical Bridge respectfully disputes each of the reasons provided by the Commission for denial. In this detailed report, Vertical Bridge will carefully examine each of the Commission's stated reasons for denial, in addition to referencing the code and demonstrate why those purported reasons fail to justify the Commission's decision. To ensure that the Commission has the conditions for approval of a Conditional Use Permit accessible, Vertical Bridge lists the requirements for findings as included in the code and stated by the planner for the Planning and Zoning Commission:

Per 17.106.070.D Applications and procedure:

D. Applications for a conditional use permit for a wireless communication facility shall be subject to the general procedural requirements found in Chapter 17.80, Conditional Use Permits. Any decision to deny an application for a conditional use permit for a wireless communication facility, including on appeal to the Council, shall be in writing and shall be supported by substantial evidence in the written record.

- 1. The Planning and Zoning Commission shall not issue a conditional use permit for a wireless communication facility, until:**
 - a. The applicant has submitted an application in the form set forth in subsection A of this section;**
 - b. The Planning and Zoning Commission has determined that the requirements set forth in subsection C of this section have been met.**
 - c. In addition, the following findings shall be required, where applicable:**

- 2. Applications for a conditional use permit for a wireless communication facility on a site other than a preferred site, as defined in Section 17.106.050(B)(1), shall not be granted unless the applicant has shown that it made its best efforts to locate the wireless communication facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the wireless communication facility on a preferred site.**

- 3. 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 wireless communication facility;**
 - b. The new tower will have room to collocate additional facilities or it is not technically or legally feasible or aesthetically desirable to construct a tower with such collocation capacity; and**
 - c. Construction of the tower will not disrupt existing utilities.**

- 4. Applications for a conditional use permit for a wireless communication facility on a disfavored site shall not be granted unless the applicant has shown that:**
 - a. It has made its best efforts to locate the wireless communication 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 wireless communication 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).**

First and foremost, the importance of reliable and efficient communication infrastructure in today's modern world cannot be understated. Access to reliable cellular services is not only a convenience, but a necessity for businesses, emergency services, and residents alike. The installation of a cell tower at the proposed location would significantly improve connectivity, enhance emergency response capabilities, and facilitate economic growth in the community.

Overview/Response 17.106.070.D.1 – Applications and procedure:

1. The Planning and Zoning Commission shall not issue a conditional use permit for a wireless communication facility, until:

- a. The applicant has submitted an application in the form set forth in subsection A of this section;*
- b. The Planning and Zoning Commission has determined that the requirements set forth in subsection C of this section have been met.*
- c. In addition, the following findings shall be required, where applicable:*

Vertical Bridge submitted an application in accordance with subsection A as noted below:

17.106.070 Applications and procedure.

A. An application for a conditional use permit for a wireless communication facility shall be submitted on a form prescribed by the Town. The application shall include the information and materials specified in the checklist for applications for a wireless communication facility; additional submittal requirements are also listed below.

- 1. Engineering Report. Each application shall include a report from a structural engineer licensed in the State of Arizona documenting the following:
 - a. Wireless communication facility height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;
 - b. Total anticipated capacity of the wireless communication facility, including, in the case of a tower, the number and types of antennas that can be accommodated;
 - c. Evidence of structural integrity; and
 - d. Structural failure characteristics of the wireless communication facility and demonstration that site and setbacks are adequate to contain debris.
- 2. Each application shall include a five (5) year facilities plan and site inventory addressing the following:
 - a. A description of the type of technology (cellular, PCS, radio, television, etc.) that will be provided using the wireless communication facility over the next five (5) years, including the radio frequencies to be used for each technology and the types of consumer services (voice, video, data transmission) to be offered;
 - b. A list of all of the applicant's existing wireless communication facility sites within the Town, and a map showing location of these sites and service boundaries of other facilities operated by the applicant/provider in the area.

Per subsection A of this section, each application shall include a report from a structural engineer licensed in the State of Arizona documenting the above. As noted in the code and stated by the Community Development Director, the fall letter must be stamped by a Structural Engineer. Vertical Bridge submitted a letter from a Mr. Michael E. Gibbons, a registered civil engineer, confirming that the proposed tower, in an event of collapse or failure, is designed to have a 20' fall radius and would thus remain on site in such event (the "Fall Letter"). Vertical Bridge is deeply committed to ensuring the safety and well-being of all individuals during the construction and operation of the tower. Below is the revised letter stamped by a registered structural engineer to align with the Town's requirements.

The revised fall letter from Mr. Glen Hunt, a structural engineer, follows:



Project Number: A1212-0871-231

August 23, 2023

Cell Trees, Inc.
5401 S. Canada Place
Tucson, AZ 85706

REFERENCE: **Pinetop (US-AZ-5121) Cell Trees #: 23-086**
2666 E White Mountain Blvd Pinetop, AZ 85935
Fall Zone Letter

To Whom It May Concern:

It is our understanding that a 175 ft monopine pole has been proposed for this site. This structure will consist of an 18-sided tapered steel pole supporting antennas (3 carriers) and faux branches

The above-mentioned pole will be designed in accordance with the International Building Code, 2018 Edition and the TIA-222-H standard for antenna-supporting structures. All steel members and connections will be designed to meet the requirements of AISC-360.

The structure will be designed for the following criteria, all to be confirmed pending exact location and any special requests from the

1. Risk Category II
2. Wind Speed: 115 mph
3. Exposure: C
5. Basic wind speed of 60 mph for the service condition (deflection limitations only)
6. Topographic Category: 1

It has been requested that the proposed structure be designed for a fall zone radius of 20 ft. We will satisfy this requirement by ensuring that in the unlikely event of failure, the point of maximum stress will occur in the upper 20 ft (or less) of the structure measured from the top of the Monopine pole. The upper portion of the structure will be designed such that the highest stress within the fall zone is at or above 97% of capacity when considering the requested design loading. Expected stress ratios of all other structural elements below this point will be at least 20% less than the highest stress ratio within the top 20 ft of the structure. If the structure fails, it will likely do so within 20 ft from the top of the structure. Therefore, this structure will be designed to have a 20 ft fall zone radius

Please note that "fall zone" is a term not defined in the standards listed above. Our approach to the fall zone design is described in the preceding paragraph and is our best attempt to meet what we believe to be the intent of the fall zone request. Current code does not address failure mechanics. It is difficult or impossible to predict the behavior of a failing structure. Physics of a fall during a wind event, including possible bouncing or rolling, may place all or part of the ruptured pole section outside of the intended fall zone. Nonstructural components attached to the steel structure are outside of our scope. Nonstructural components may break free from the structure and fall outside of the fall zone even at loads below code-specified magnitudes if the components and their attachments are not designed and installed to withstand the full code-specified design wind load event.

We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,

Vector Structural Engineering of Arizona, LLP
AZ Firm License #: 20270-0



MEG/cdb

Additionally, subejction A (17.106.070.A.2) states that each application shall include a five (5) year facilities plan and site inventory addressing the following:

- a. A description of the type of technology (cellular, PCS, radio, television, etc.) that will be provided using the wireless communication facility over the next five (5) years, including the radio frequencies to be used for each technology and the types of consumer services (voice, video, data transmission) to be offered;
- b. A list of all of the applicant's existing wireless communication facility sites within the Town, and a map showing location of these sites and service boundaries of other facilities operated by the applicant/provider in the area.

In accordance with this provision, Vertical Bridge submitted a five (5) year facilities plan and site inventory as shown below. The description of the type of the technology includes all equipment to be installed by the initial Anchor tenant (T-Mobile). As stated on the plan, all future carriers will go through Zoning and Permitting through Pinetop-Lakeside as needed and will adhere to code requirements. Additionally, it was noted that there are no existing T-Mobile or Vertical Bridge WCFs within the jurisdiction.

**US-AZ-5121
Pinetop-Lakeside (5) year facilities plan**

A) This Wireless Communications Facility will provide improved cellular coverage and capacity for wireless users in the Pinetop-Lakeside area. The initial Anchor tenant's frequencies are listed below:

TX Frequency: 617-652, 728-746, 734-745, 1930-1995, 2110-2200
RX Frequency: 663-698, 598-716, 704-715, 1850-1915, 1710-1780

T-Mobile Equipment List (Initial Anchor Tenant):

TOWER EQUIPMENT:

- ADD (2) PROPOSED HYBRID TRUNK CABLE @ 200'
- ADD (1) PROPOSED 3 SECTOR FRAME T-ARM
- ADD (6) PROPOSED RADIOS, (2) PER SECTOR
- ADD (6) PROPOSED ANTENNAS, (2) PER SECTOR
- ADD (1) PROPOSED MONOPINE
- ADD (3) PROPOSED ANTENNA MOUNT STIFFENERS
- ADD (8) PROPOSED JUMPER CABLES @ 15'

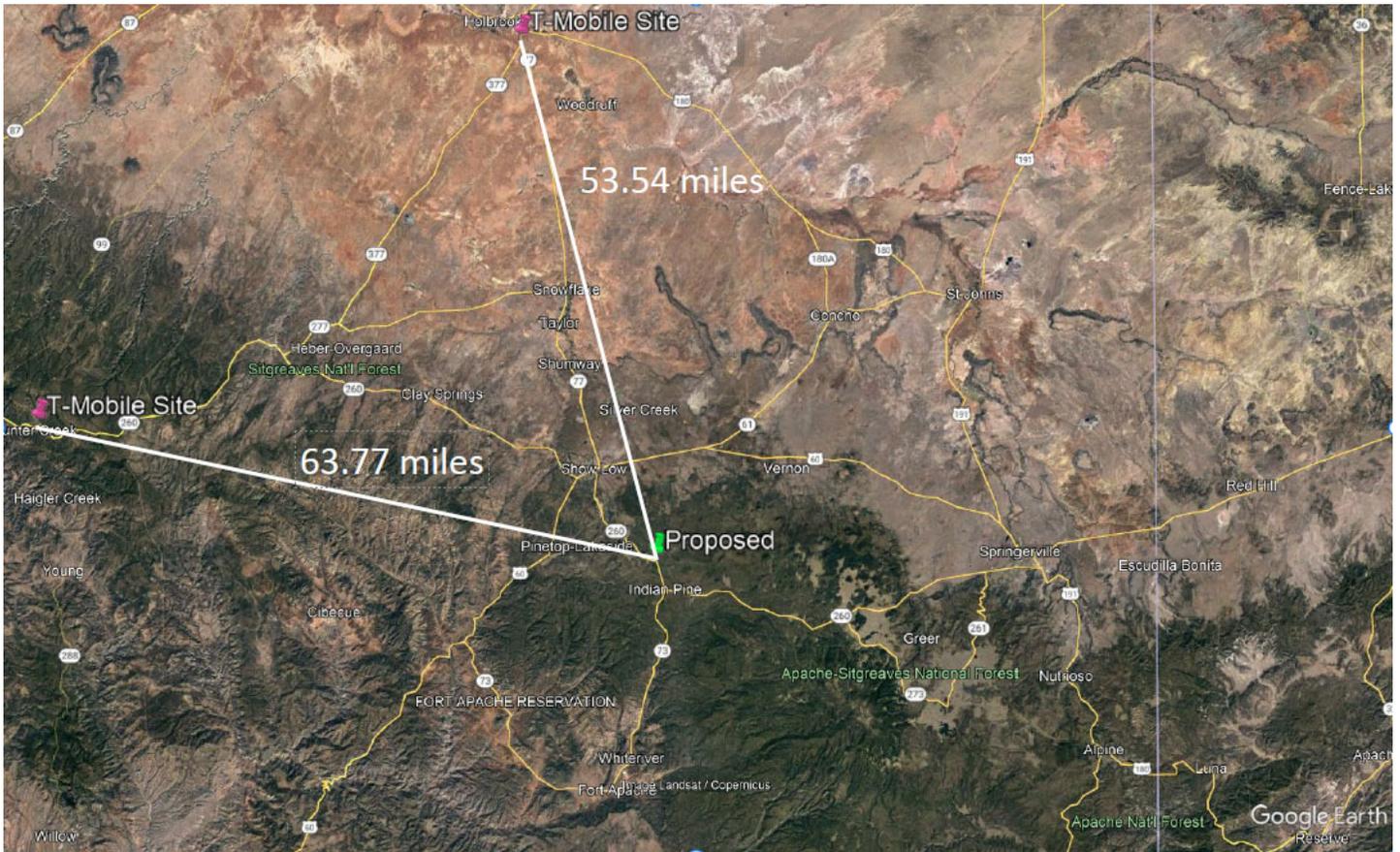
GROUND EQUIPMENT:

- ADD (1) PROPOSED HPL3 CABINET
- ADD (1) PROPOSED BATTERY CABINET
- ADD (2) PROPOSED H-FRAME
- ADD (1) PROPOSED METER WITH PULL-OUT BREAKER
- ADD (1) PROPOSED 200 AMP PPC
- ADD (2) PROPOSED LED LIGHT WITH 2 HOUR TIMER
- ADD (1) PROPOSED TELCO CABINET WITH DC FAN
- ADD (1) PROPOSED ICE BRIDGE

Future Tenants:

- Potential for future carriers to collocate. All future carriers will go through the Pinetop-Lakeside zoning and permitting process and will adhere to code requirements as needed.

B) No existing T-Mobile or Vertical Bridge Wireless Communication Facilities within the Pinetop-Lakeside jurisdiction.



Vertical Bridge submitted an application in accordance with subsection C as noted below:

C. The Community Development Director is authorized to employ on behalf of the Town an independent technical expert to review any technical material submitted under this section. The applicant shall pay all costs of said review, including any administrative costs incurred by the Town. Any proprietary information disclosed to the Town or the expert hired shall remain confidential and shall not be disclosed to any third party.

To our knowledge, the Community Development Director did not hire an independent technical expert to review any technical materials submitted under this section. Vertical Bridge has paid all costs of said review completed by the Town.

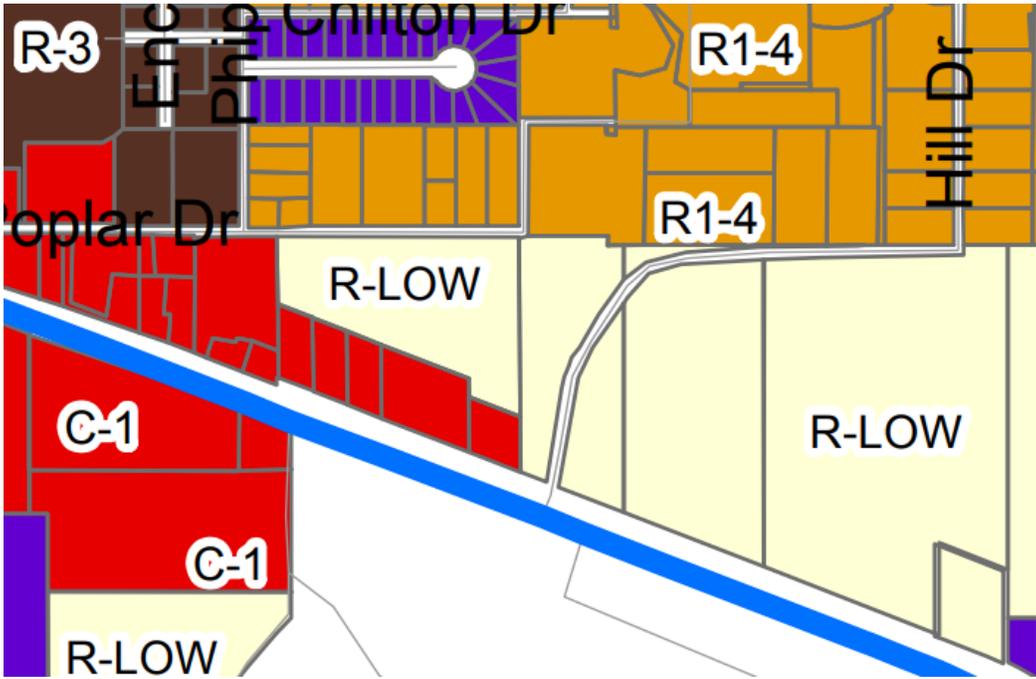
Overview/Response 17.106.070.D.2 - Applications and procedure:

2. Applications for a conditional use permit for a wireless communication facility on a site other than a preferred site, as defined in Section 17.106.050(B)(1), shall not be granted unless the applicant has shown that it made its best efforts to locate the wireless communication facility on a preferred site and that it is not technically or legally feasible or aesthetically desirable to locate the wireless communication facility on a preferred site.

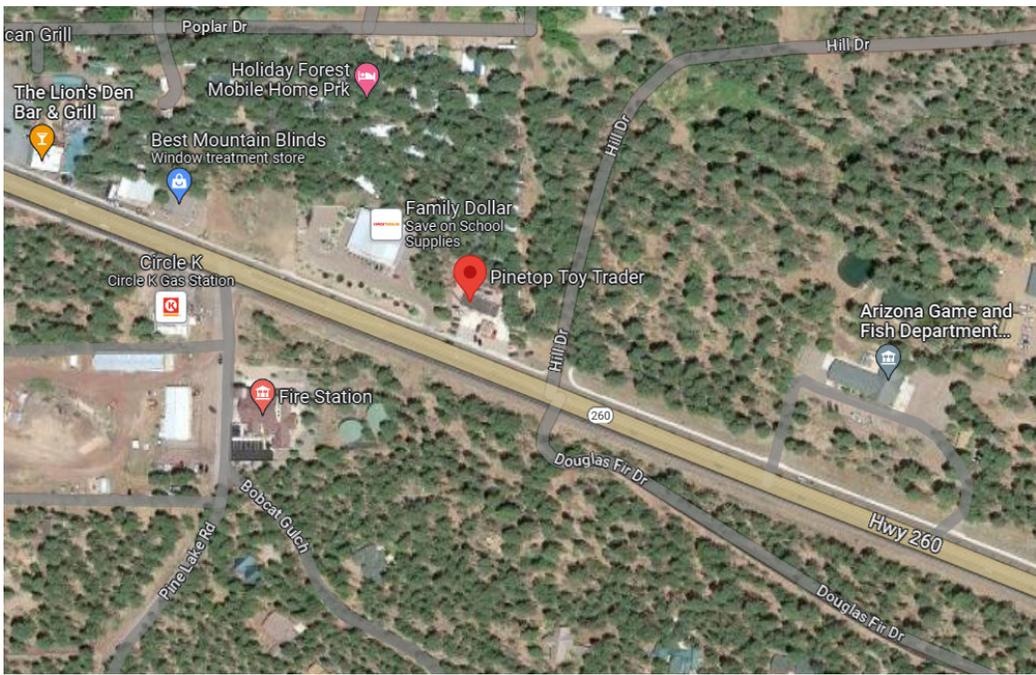
T-Mobile’s network needs and network design limited Vertical Bridge to only a .15 mile radius within which it was to find a suitable location for the proposed wireless facility. After conducting a thorough review of each parcel within the radius, it was determined that the selected parcel suited requirements as noted in the Zoning Ordinance. The location that was selected is also where the strongest need for improved coverage was identified. Moreover, the selected parcel is zoned C-1, qualifying it as a “neutral” site under the Zoning Code. The only “preferred” option in the search area is a Fire Station, located approximately 500’ to the southwest. This candidate was explored but ultimately not selected due to limited available space and varying levels in elevation. Vertical Bridge explored going as far east as the “Lion’s Den Bar

and Grill” but ultimately, this was too far out of T-Mobile’s coverage objective. There are residential properties to the north zoned R-LOW, east, and south (under Navajo County’s zoning jurisdiction). Vertical Bridge did also reach out to the Arizona Game and Fish Department but ultimately, they were not interested as it does not align with their vision for the parcel. Finally, even if Vertical Bridge had selected any of the alternative parcels within the aforementioned radius, the issue of proximity to residential properties would have existed.

Zoning Map:



Aerial View:



Overview/Response 17.106.070.D.3 - Applications and procedure:

3. *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 wireless communication facility;*
- b. The new tower will have room to collocate additional facilities or it is not technically or legally feasible or aesthetically desirable to construct a tower with such collocation capacity; and*
- c. Construction of the tower will not disrupt existing utilities.*

Vertical Bridge submitted an application in accordance with section 3 as noted below:

T-Mobile explored the option of collocating on existing towers within Pinetop-Lakeside; however, after thorough investigation, it became evident that this area had the most pressing need for enhanced coverage. This conclusion is supported by both the propagation maps and end user mobile reports, clearly identifying this location as a "Significant Gap in Service" area. Presently, there is an absence of T-Mobile coverage within this area. For more details, refer to the Final RF Design Analysis, which was compiled by Biwabkos Consultants LLC. Ongoing studies are consistently done to ensure the most effective coverage solution for this area. After thorough evaluation, this area was deemed the location with the highest need for improved coverage. The carrier's commitment to providing reliable and seamless service to valued customers necessitates adapting to the changing requirements of each area.

In line with this, Vertical Bridge has chosen to install a new wireless facility for the initial Anchor tenant, T-Mobile. This facility will be designed to accommodate multiple carriers for potential future collocation. The additional height beyond the prescribed limit in the code (75 feet) is imperative to achieve the coverage objective and also to accommodate future collocators. Enclosed herewith are the presentation slides created by RF engineer Steven Kennedy from Biwabkos Consultants LLC, along with the elevation pages as shown on the Zoning Drawings.

As a reminder, federal law preempts decisions that effectively prohibit service (47 U.S.C. 332 (c)(7)(B)(i)(II) & FCC 2018 Order). A significant gap exists in T-Mobile's service and there is no available alternative site that would remedy the gap. A denial of the tower application and request for waivers will "materially inhibit" T-Mobile's ability to resolve its service needs or improve its "service capabilities."

Given the surrounding area, there is simply no better location to achieve the coverage improvements that T-Mobile seeks to make here. T-Mobile has identified this area as needing enhanced coverage and the proposed site is the most preferred site within this area. Thus, denial of the application would constitute an effective prohibition.¹ The enclosed RF Design Analysis report from Wireless Network Consulting underscores this point.²

¹ An "effective prohibition occurs where a state or local legal requirement materially inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service. This test is met not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities.... [A] state or local legal requirement could materially inhibit service in numerous ways ... [including] by materially inhibiting the introduction of new services or the improvement of existing services." In the Matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment; Accelerating Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, WT 17-29, WC 17-84, FCC 18-133, ¶ 37 (Sept. 26, 2018).

² If this matter is challenged in court, the court will not be limited to the record before the Planning Commission in determining whether an effective prohibition occurred. Vertical Bridge therefore strongly encourages the Town to consider this report in making its decision.

WIRELESS NETWORK CONSULTING



AZ-5121 / T-Mobile PH68075A

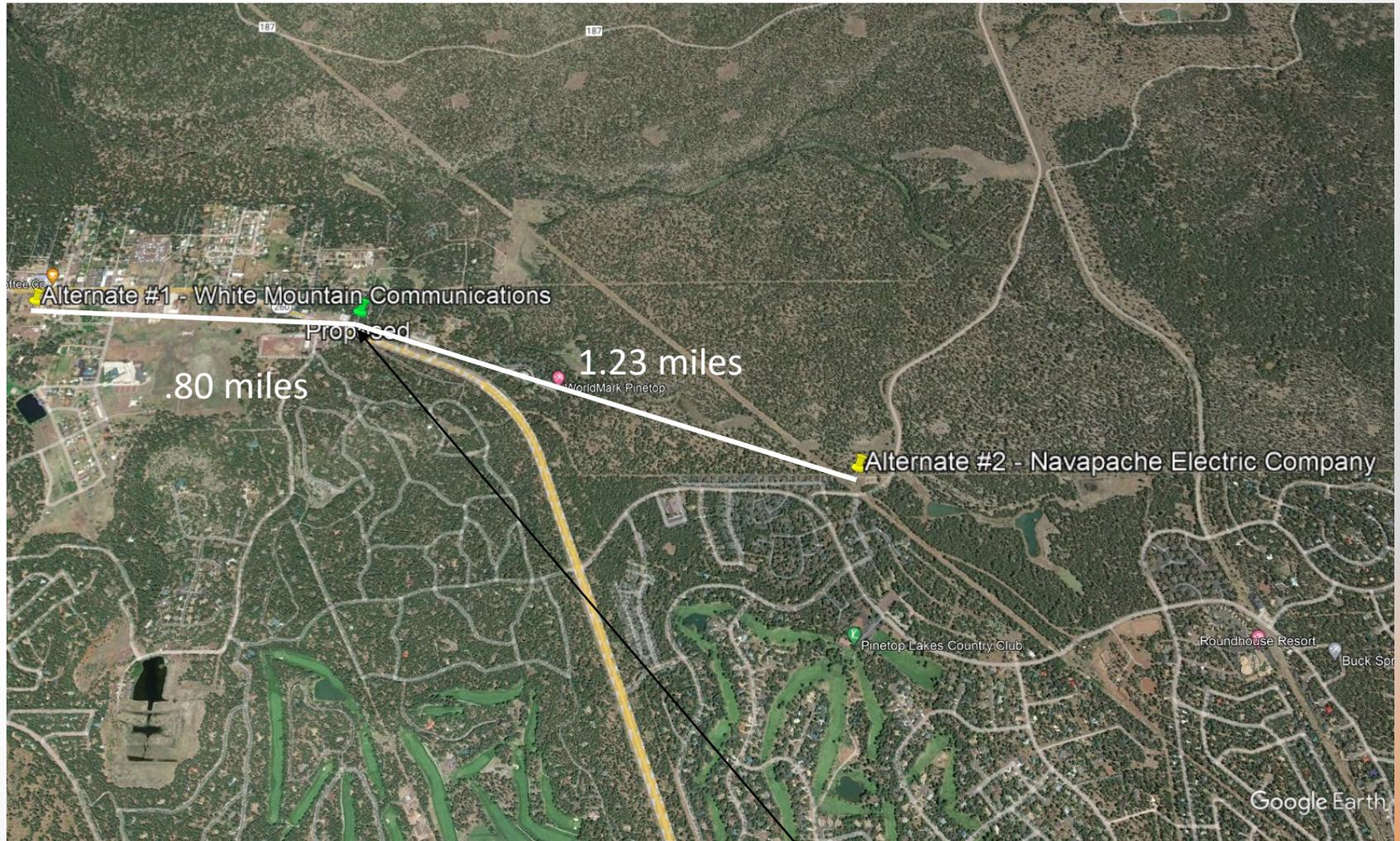
Coverage Cell Split

ALTERNATE SITE ANALYSIS

Alternate Site

- † Local Jurisdiction has requested a review of alternate tower locations close to the proposed
- † (2) Towers exist within 1.25 miles of the proposed
- † Primary coverage objective is Hwy 260 towards Pinetop-Lakeside and South and East of the proposed towards the country club
- † The following propagation modeling is for low band as well as mid band frequencies

Area



Proposed Site

2023

Alternate Site #1

- † Owned by White Mountain Communications
- † 150' Self Support Tower
- † Highest Height available 110' AGL
- † Coordinates
 - 34.125030 Latitude
 - -109.938997 Longitude
- Ground Elevation – 6961' AMSL

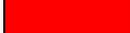
Alternate Site #2

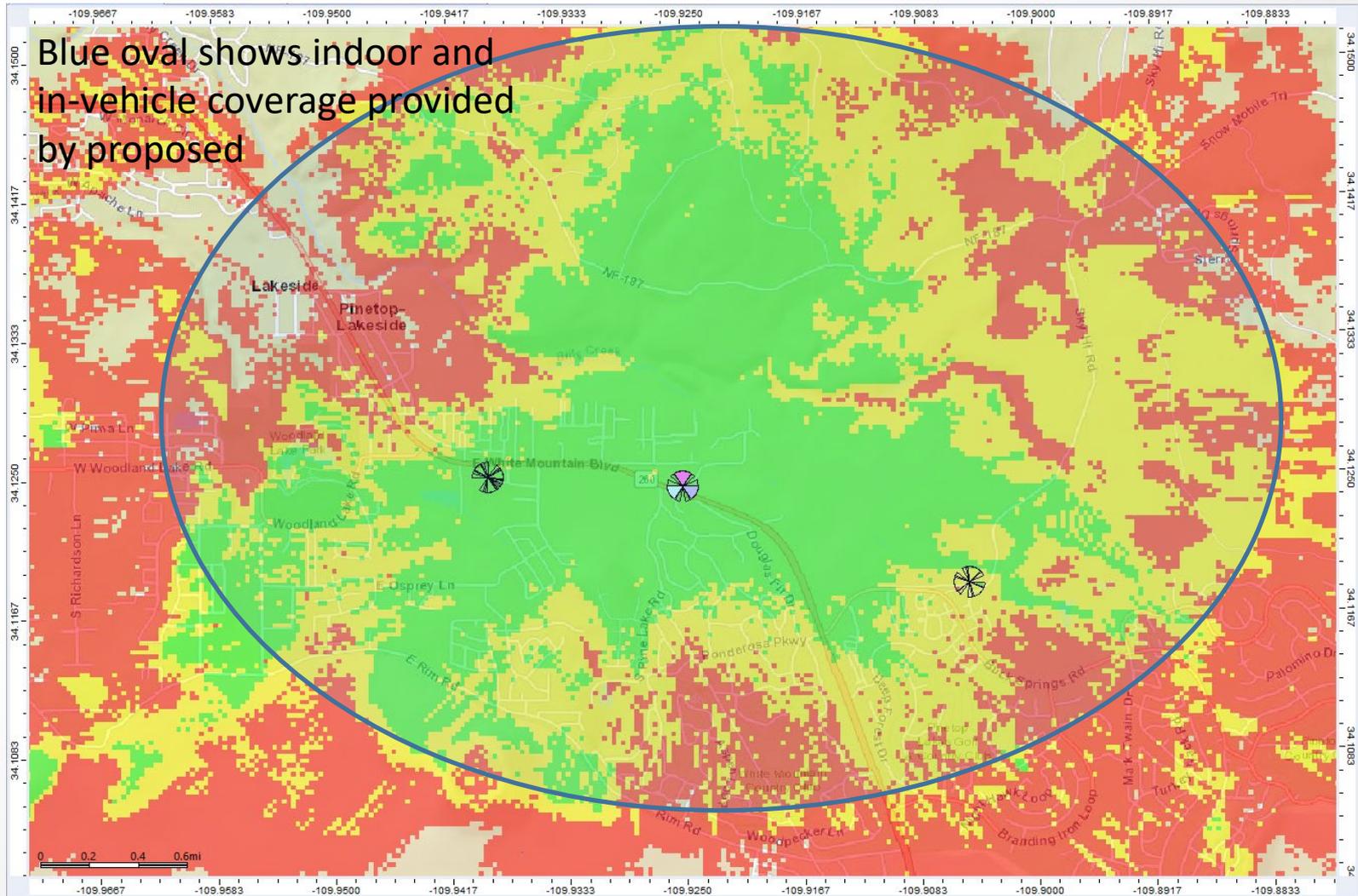
- † Owned by Navapache Electric Company
- † 196' Self Support Tower
- † Highest Height available 130' AGL
- † Coordinates
 - 34.118444 Latitude
 - -109.904806 Longitude
- † Ground Elevation -7178' AMSL

Lower Antenna Height

- † Jurisdiction requested that the proposed antennas be lowered to 71' AGL and compare to the proposed

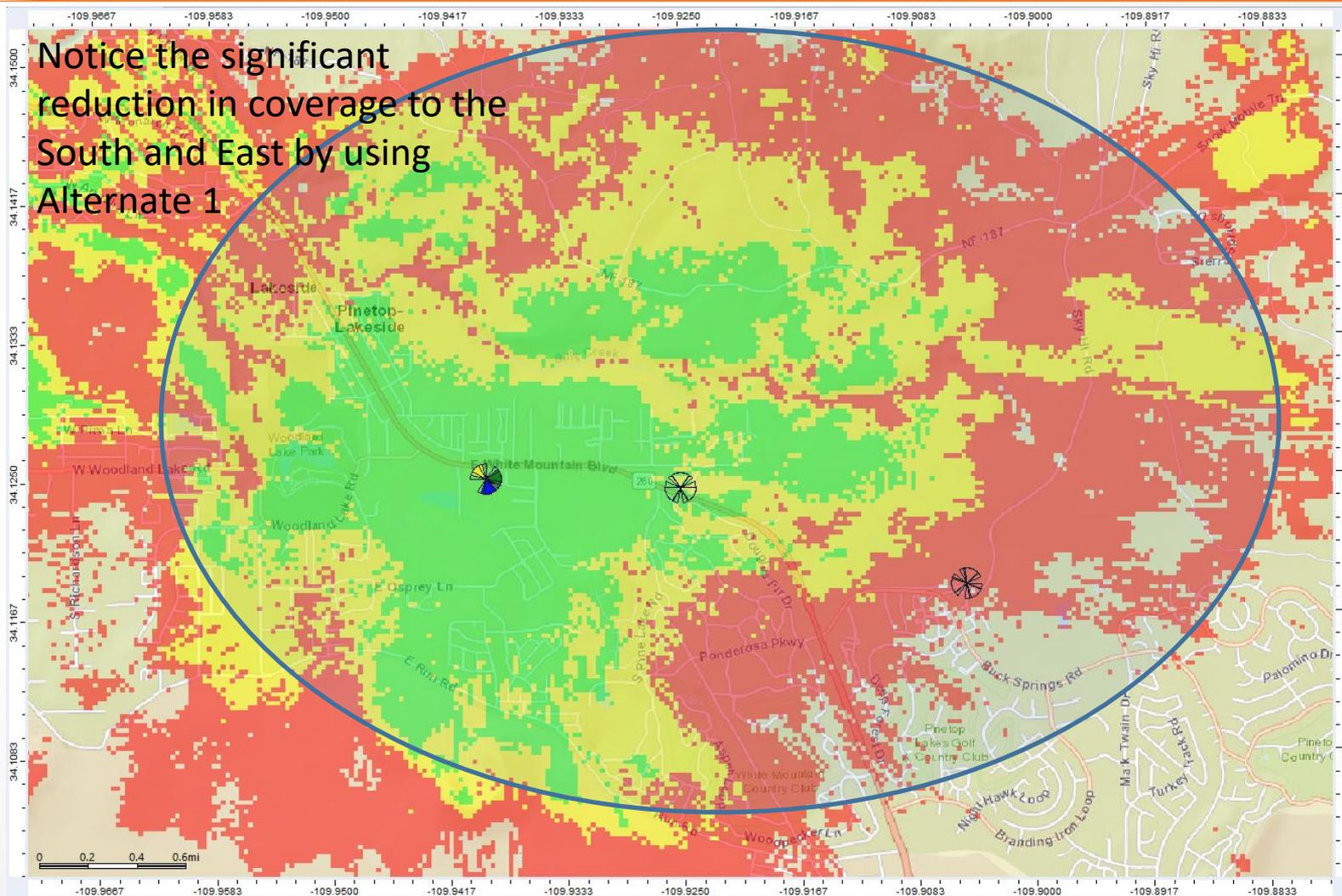
RSRP Coverage – Proposed Low Band (171' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



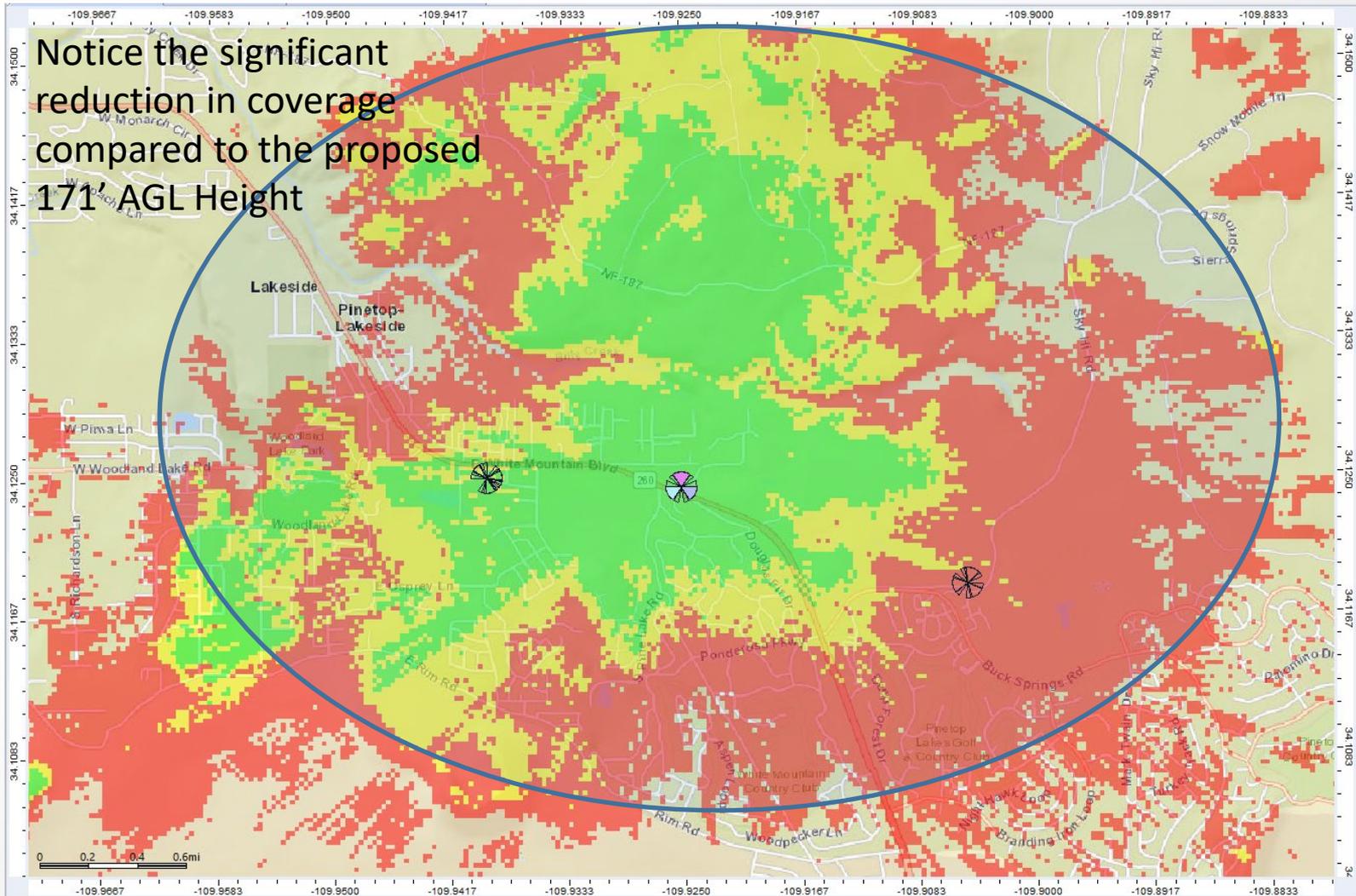
RSRP Coverage – Alternate 1 Low Band (110' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



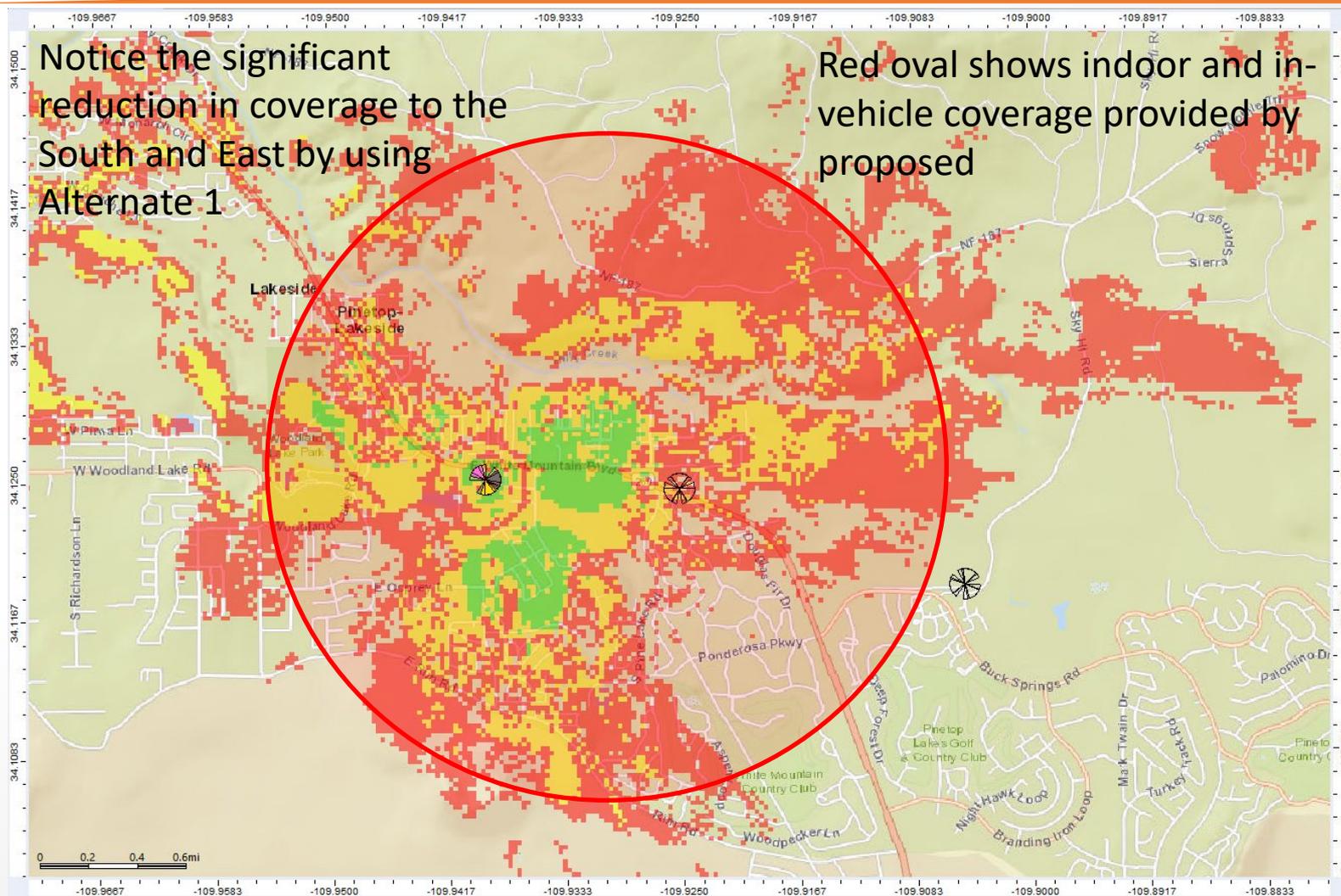
RSRP Coverage – Proposed Low Band (71' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



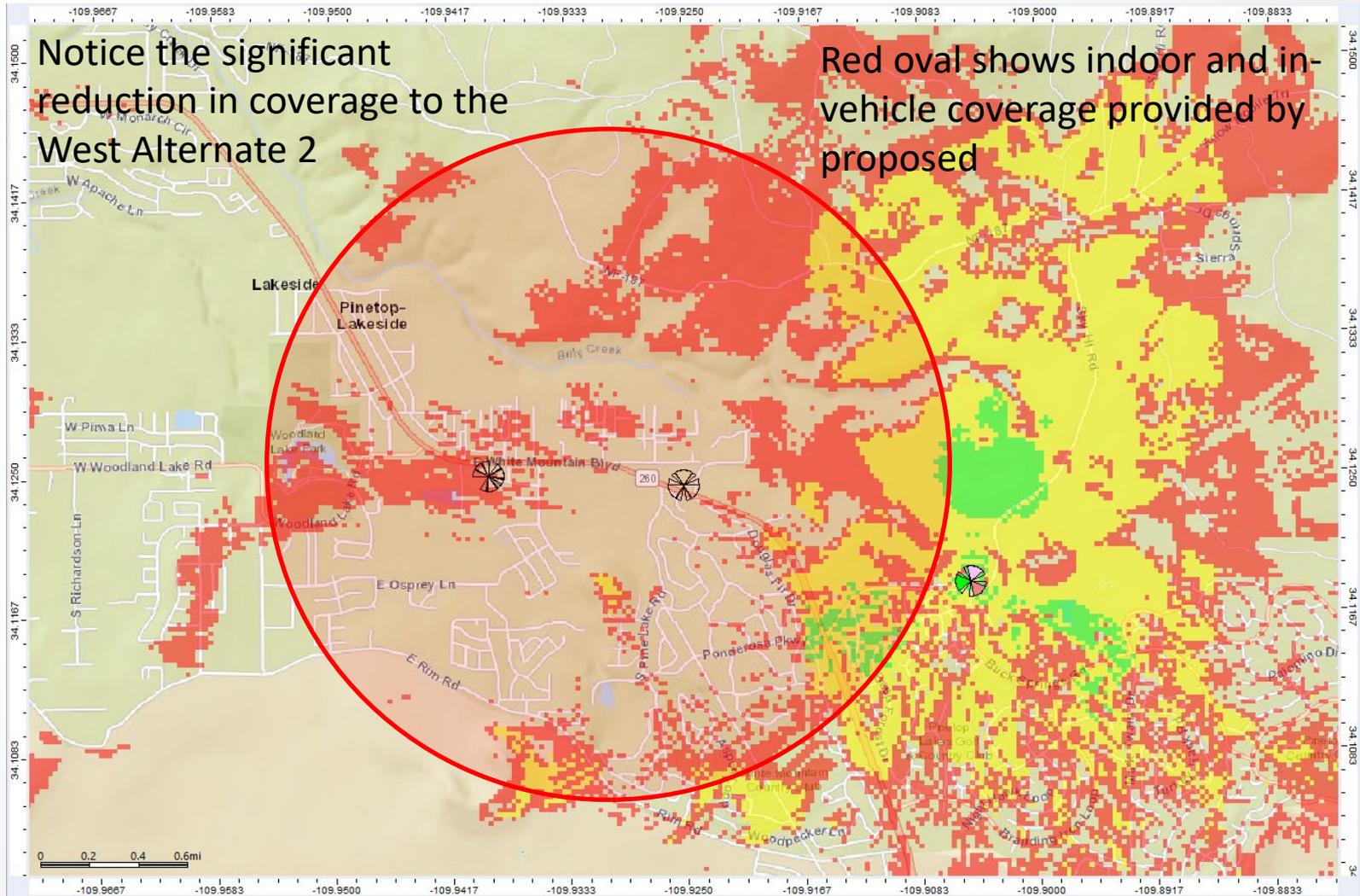
RSRP Coverage – Alternate 1 Mid Band (110' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



RSRP Coverage – Alternate 2 Mid Band

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



Analysis

- † Alternate sites do not provide the same level of service as the proposed.
- † Heights available on the alternates are not as high as the proposed
- † Alternates impact the coverage of low band frequencies and significantly impact coverage of mid band frequencies
- † Reduction in antenna height to 71' AGL significantly reduces the coverage provided in low and mid band frequencies

Summary

- † Recommend approval of the proposed at the height requested in order for T-Mobile to provide high quality service to the area

Overview/Response 17.106.070.D.4 - Applications and procedure:

4. *Applications for a conditional use permit for a wireless communication facility on a disfavored site shall not be granted unless the applicant has shown that:*

- a. It has made its best efforts to locate the wireless communication 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 wireless communication 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).*

This section does not apply as Vertical Bridge submitted an application for a WCF on a “neutral” preferred parcel per the code.

Overview/Response 17.106.030.D – General Requirements:

D. No artificial lighting of wireless communication facilities is permitted unless such artificial lighting is:

- 1. Required by the Federal Aviation Administration, the Federal Communications Commission, or another state or federal agency of competent jurisdiction; or*
- 2. Necessary for security.*
- 3. Such lighting shall comply with the lighting regulations found in Section 17.104.100, Outdoor light control.*

Vertical Bridge applied in accordance with 17.106.030.D as noted below:

There will be no artificial lighting installed on the tower. There will be 4 carrier tech lights to be installed on T-Mobile’s proposed 10x15 concrete pad. The lights do not run 24/7 and will only be utilized in the event that maintenance is required. The lights will comply with the lighting regulations found in Section 17.104.100.

Overview/Response 17.106.030.F – General Requirements:

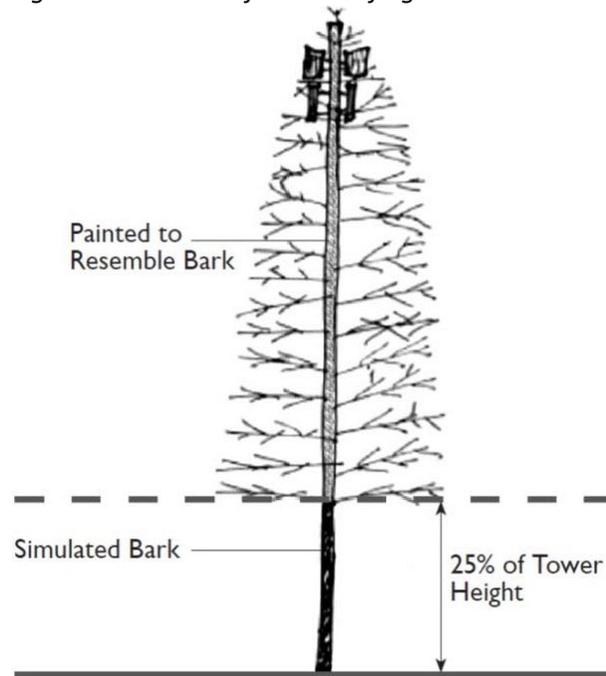
F. Wireless communication facilities shall be sited and constructed to preserve the preexisting character of the surrounding buildings and vegetation.

- 1. All wireless communication facilities shall be painted a neutral nonreflective color, or be painted and/or textured to match adjoining structures or vegetation so as to reduce visual obtrusiveness, unless otherwise required by the Federal Aviation Administration or other competent state or federal regulatory agency. Special attention shall be paid to camouflaging, to the maximum extent feasible, all portions of a wireless communication facility.*
- 2. To the maximum extent feasible, wireless communication facilities shall be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.*

3. An equipment shelter or cabinet that supports wireless communication facilities shall be concealed from public view or made compatible with the architecture of surrounding structures. Equipment shelters or cabinets shall be screened from public view by using landscaping or materials and colors consistent with the surrounding backdrop. The shelter or cabinet shall be regularly maintained.
4. Camouflaged sites may be required by the Community Development Director and will be subject to the following minimum standards:

- a. Simulated pine branches must be located from a point that is twenty-five (25%) percent the height of the tower measured from finished grade to the top of the tower.
- b. A density of 2.3 simulated branches per one (1) lineal foot of the tower is required. Branches shall be installed on the tower in a random organic pattern.
- c. The minimum length for the lower level simulated branches is ten (10) feet long. Simulated branches must taper toward the top of the tower to give the appearance of a natural conically shaped evergreen tree.
- d. The tower shall be painted to emulate a natural tree trunk, while the bottom twenty-five (25%) percent of the height of the trunk shall be covered with a simulated tree bark product.
- e. Antennas shall be fitted with a cover or otherwise camouflaged, and shall not extend beyond the tree branches located immediately adjacent to the antennas.

Figure 1: Standards for Camouflaged Sites



- f. Landscaping shall be used to mitigate the visual impact of wireless communication facilities and ancillary structures. Evergreen plant material of a minimum height of five (5) feet shall be planted adjacent to the exterior of any wall or fence a minimum of every ten (10) feet on center. The Community Development Director or the Planning and Zoning Commission may waive or reduce these landscaping requirements if it is determined that the landscaping is unnecessary or it is impractical to provide necessary screening.
- g. The site of a wireless communication facility shall have sufficient room for maintenance vehicles and other equipment used for maintenance to maneuver on the property. Vehicles and other equipment not used in direct support of a wireless communication facility shall not be stored or parked on the site of a wireless communication facility. Unmanned sites shall provide a gravel area for parking of maintenance vehicles. (Ord. 18-412 § 1 (part))

Vertical Bridge submitted an application in accordance with 17.106.030.F as noted below:

Vertical Bridge acknowledges the concerns related to the visual impact of cell towers. To address these concerns, Vertical Bridge extensively explores and implements various state of the art “stealth” designs with the aim of minimizing the aesthetic impact on the surrounding community. After thorough evaluation, Vertical Bridge determined that a Monopine is the most suitable choice for this location, considering the presence of surrounding Pine trees. Vertical Bridge has followed all requirements as noted in the code for the design of the new tower.

17.106.030.F.4.f states that “landscaping shall be used to mitigate the visual impact of wireless communication facilities and ancillary structures”. Vertical Bridge did not submit a landscaping plan as part of the application as it is unnecessary at this location. The new Wireless Communications Facility will be placed behind the landlord’s existing 8’ high chain link fence compound and gate, located at the back of the property. The compound itself is already concealed within the 8’ high fence. Although the code states 6’ high fences are permissible by the code, Vertical Bridge proposes to remove a portion of the landlord’s fence and replace it with a fence of the same height/material for the purpose of the wireless facility as the compound is contiguous with the existing fence. As such, adding evergreen plant material is unnecessary at this proposed location.

17.106.030.F.4.g states that “the site of a wireless communication facility shall have sufficient room for maintenance vehicles and other equipment used for maintenance to maneuver on the property”. Vertical Bridge has fulfilled this requirement as there is a written agreement with the landlord that includes a Utility and Access easement as noted on the survey. The easement will be used for maintenance vehicles and other equipment for maintenance of the Wireless Facility.

Overview/Response Community Concerns – Health:

It is important to note that no state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC’s regulations concerning such emissions.

Overview/Response Community Concerns – Proximity to Surrounding Residents:

Vertical Bridge acknowledges the concerns raised by the surrounding residents regarding proximity to their homes. As noted in the explanation above, T-Mobile’s network needs and network design limited Vertical Bridge to only a .15-mile radius within which it was to find a suitable location for the proposed wireless facility. Vertical Bridge extensively reviewed numerous parcels within the search radius as well as explored the potential of co-locating on existing structures. After conducting a thorough review of each parcel, it was determined that the selected parcel suited requirements as noted in the Zoning Ordinance. Additionally, the location that was selected is also where the strongest need for improved coverage was identified as supported by both the propagation maps and end user mobile reports.

Overview/Response Community Concerns – Property Values:

The following document includes information about Property Values & Wireless Sites as prepared by T-Mobile. As stated on the following pages, there is no research-based evidence that having a cell site in your neighborhood negatively affects residential property values. However, there is evidence that access to a strong mobile signal has become a deciding factor for homebuyers and renters alike.



Property Values & Wireless Sites

Property owners often wonder whether proximity to cell sites or wireless network infrastructure may have a negative impact on the value of their residential property or neighborhood.

While there is no research-based evidence that having a cell site in your neighborhood negatively affects residential property values — there is evidence that access to a strong mobile signal has become a deciding factor for homebuyers and renters alike.

Even before the pandemic, 80% of mobile traffic started and ended in buildings. Now more than ever, poor wireless connectivity, dropped calls, and slow speeds have become unacceptable — especially at home.

Enhancing property value.

A recent study¹ of four major U.S. markets concluded that wireless communication facilities had no measurable impact on residential property values. Yet the value of seamless wireless connectivity to prospective residents is clear — and this connectivity requires wireless network infrastructure.

Home buyers weigh many factors when deciding where to live, including how strong their signal is on their mobile devices.

 **>62%**
of U.S. households have replaced landlines with mobile phones²

 **45%**
of Americans surveyed complained about poor mobile signal at home³

 **67%**
of home buyers value wireless service over home price when buying a home⁴

“We studied the impact cell towers have on property values, and our appraisals indicated there was no statistically significant impact. A majority of the property values in neighborhoods with cell towers are in line with a majority of the property values in areas without cell towers.”

Karl Finkelstein, VP marketing and business development for Valbridge Property Advisors

[Click to read full study.](#)



Connectivity at home. Now more than ever.

We've seen more of life's day-to-day tasks move online — from work and school to shopping, food delivery, and even doctor's visits. Since March 2020, there has been a 154% increase in the use of telehealth services and a 60% increase in mobile hotspot usage.⁵ More people are depending on cell phones for safety, and using "smart home" technology to manage everything from security to environmental controls to entertainment. It's clear the way we live, work and play has changed for good.

 **67%**
of companies expect work-from-home to be permanent or long-lasting⁶

 **78%**
of 911 calls are placed from a wireless home⁷

 **54%**
of all US households contain at least one smart home device like Echo, Nest, Alexa, or smart appliances, security, or entertainment systems⁸

“The argument that property values are affected by wireless sites (positively or negatively) has very little documentation other than anecdotal sources. City staff is aware of arguments on both sides of this issue.”

*City of Portland, OR
www.portlandoregon.gov*

Increased mobile use from home means increased demand on our nation's wireless infrastructure, and wireless carriers like T-Mobile are working across the country to ensure every neighborhood has the coverage they need. By growing our national network, we can help expand and improve wireless capabilities for schools and underserved communities across the country, helping to close the digital divide.

¹ *Does Proximity to a Cell Tower Impact Home Values?, Valbridge Property Advisors, Sept 2018*

² *Digital Information World, May 2021*

³ *Morning Consult Poll, CTIA.org, April 2017*

⁴ *CDC National Center for Health Statistics, Dec 2020*

⁵ *Use of Telehealth During the COVID-19 Pandemic, CDC.gov, March 2020*

⁶ *COVID-19 Shakes Up the Future of Work, S&P Global, June 2020*

⁷ *National 911 Progress Report, 911.gov, 2019*

⁸ *Smart Home Market Update, Strategy Analytics, July 2021*



Third Party RF Analysis

Tower Application Analysis

2666 E White Mountain Blvd

Pinetop, AZ

Process

- An Atoll analysis was completed using typical mobile wireless prediction models and the parameters supplied by Applicant

Site Name	Latitude	Longitude	AMSL	Sector	Rad Center	Antenna	MTilt	Etilt	Band	Tx Output Power	Carrier BW
Vertical Bridge Pinetop	34.12444444	-109.925	7071	1	171	FFVV-65C-R3-V1	0°	2°	12	40 W	5 MHz
				2	171	FFVV-65C-R3-V1	0°	2°	12	40 W	5 MHz
				3	171	FFVV-65C-R3-V1	0°	2°	12	40 W	5 MHz

- LTE Atoll predictions were completed to show RSRP (Reference Signal Received Power) power levels across the areas of Pinetop, AZ, using the RSRP break points supplied by Applicant
 - -85 dBm (Indoor)
 - -95 dBm (In Vehicle)
 - -106 dBm (Outdoor)
- General formula relating RSRP and RSSI

$$\text{RSRP} = \text{RSSI} - 10\log(12 * N)$$

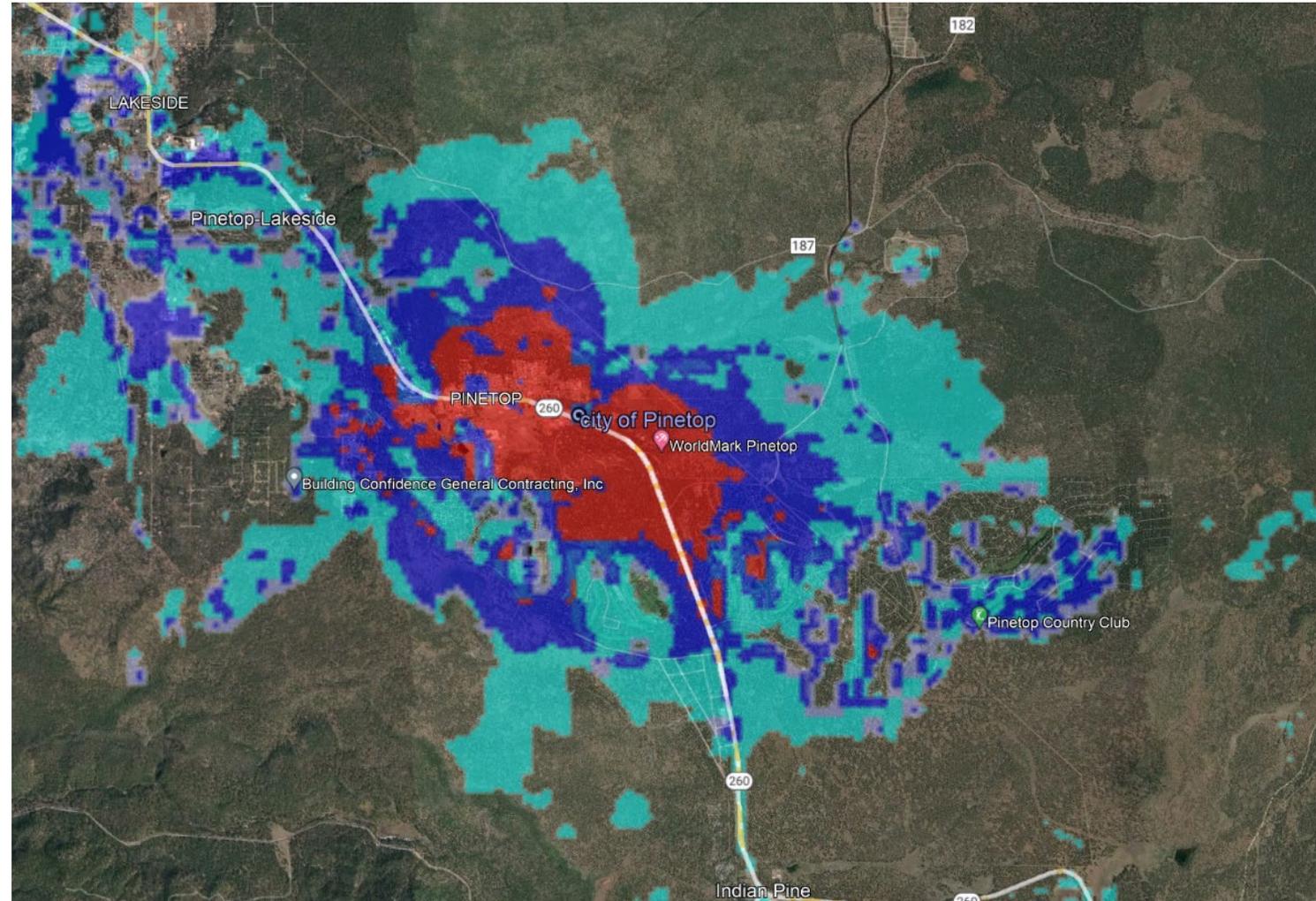
where N is the number of Resource Blocks (RB) in a given bandwidth (5 MHz = 25 RB, 10 MHz = 50 RB, etc.)
- A discussion of the results follows

RSRP Approach

Values provided by Applicant were listed as RSRP, though the provided values were much higher strength than Applicant's typical design thresholds.

Prediction Map

- Signal levels (RSRP)
 - Red -85 dBm (Indoor)
 - Blue -95 dBm (In Vehicle)
 - Teal -106 dBm (Outdoor)



General Discussion

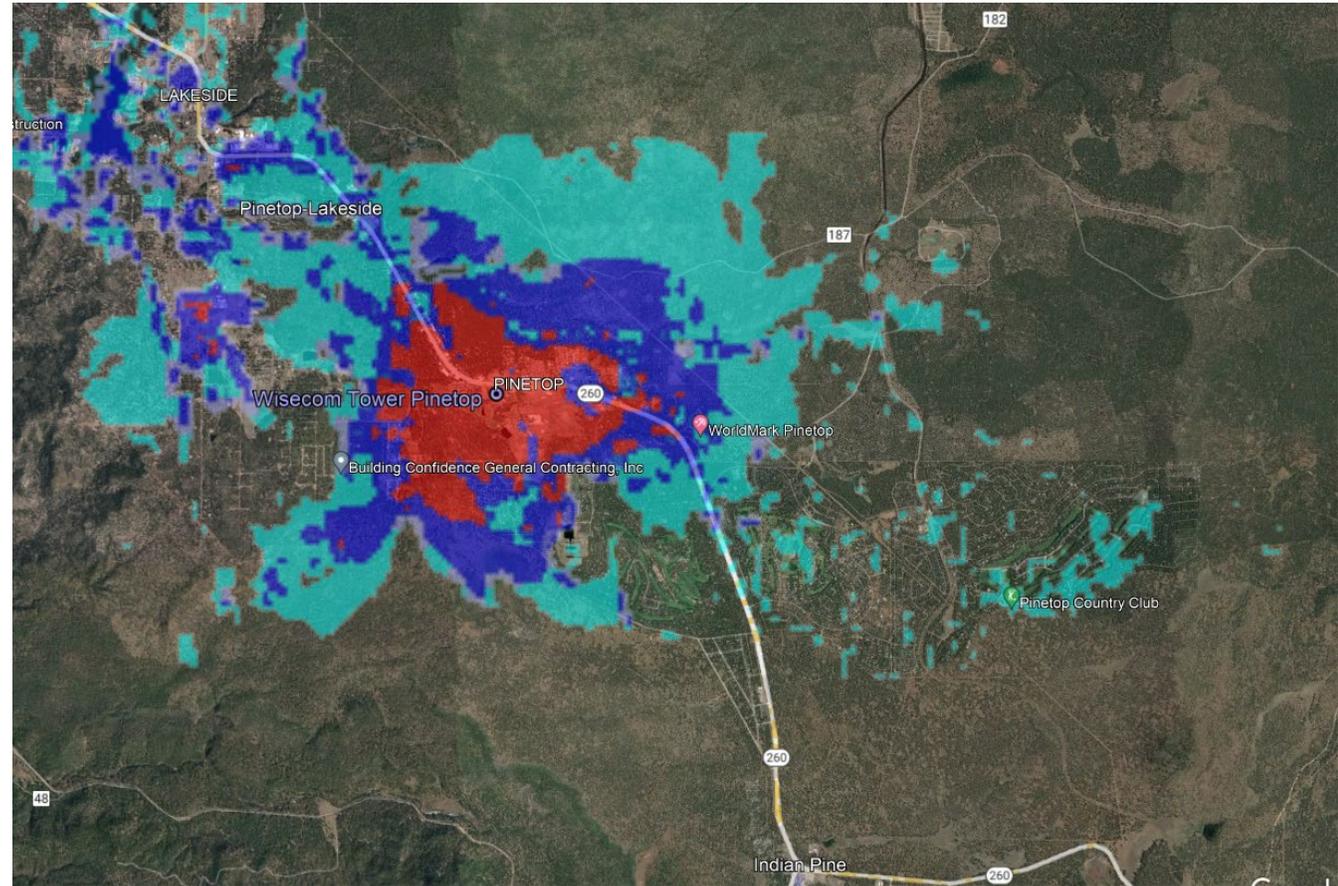
- The proposed location provides indoor coverage of the areas in Pinetop along Highway 260 from Sweetwater Ranch to the west to just past the Buck Springs Road entrance into White Mountain Summer Homes and Pinetop Lakes Country Club.
- Pinetop Lakes has some indoor service, but mostly in-vehicle coverage along Buck Springs to Branding Iron Loop.
- White Mountain Country Club is not serviced well.
- Coverage is mostly local to the businesses along Hwy 260, the majority of which are to the west of the proposed tower location (toward the Wisecom tower area).
- The improvement in coverage to the east and south over the Wisecom tower, results from increased ground elevation (7170' AMSL at the proposed location vs. 6960' AMSL at the Wisecom tower) plus the increased radius of 171' vs. 117' available at Wisecom (a total 165' increase in antenna height); however, Wisecom, as is shown later, provides better, targeted coverage around the business areas of Pinetop.

Concerns

- The RSRP design points are a little on the high side. A -85-dBm RSRP for indoor service is more typical of commercial areas rather than the rural areas in Pinetop. Residential indoor service for 5 MHz carriers at 700 MHz is more along the lines of -100 to -105 dBm, with many models showing -102 dBm in the link budget.
- The covered areas have good population densities; however the areas include very highly attended areas during the summer activities in the area
 - One sector of the proposed site will cover the general Pinetop area, including businesses and residential areas
 - One sector of the proposed site covers the Pinetop Lakes and Pinetop Country Club areas
 - One sector of the proposed site covers the residential areas of Woodland Hills and White Mountain Country Club
- These same service areas are covered by multiple sites by all other cellular providers in the area
 - Verizon – Four Sites (Blue Ridge HS, Mountain Meadows Park, Wisecom Tower, Pinetop Lakes tower)
 - AT&T (same four sites)
 - Cellular One (same four sites)
- A single tower location may not provide sufficient capacity for the area, and additional tower locations will eventually be investigated by Applicant.
- Tier 1 carriers (VZW, ATT, TMO) point their annual capital spends to populated metropolitan areas. Rural areas are typically the last areas to be addressed, which typically increases the time required to fix service problems (congestion issues that lead to blocked calls and slow data throughput speeds, dropped calls due to areas of impaired service, etc.)

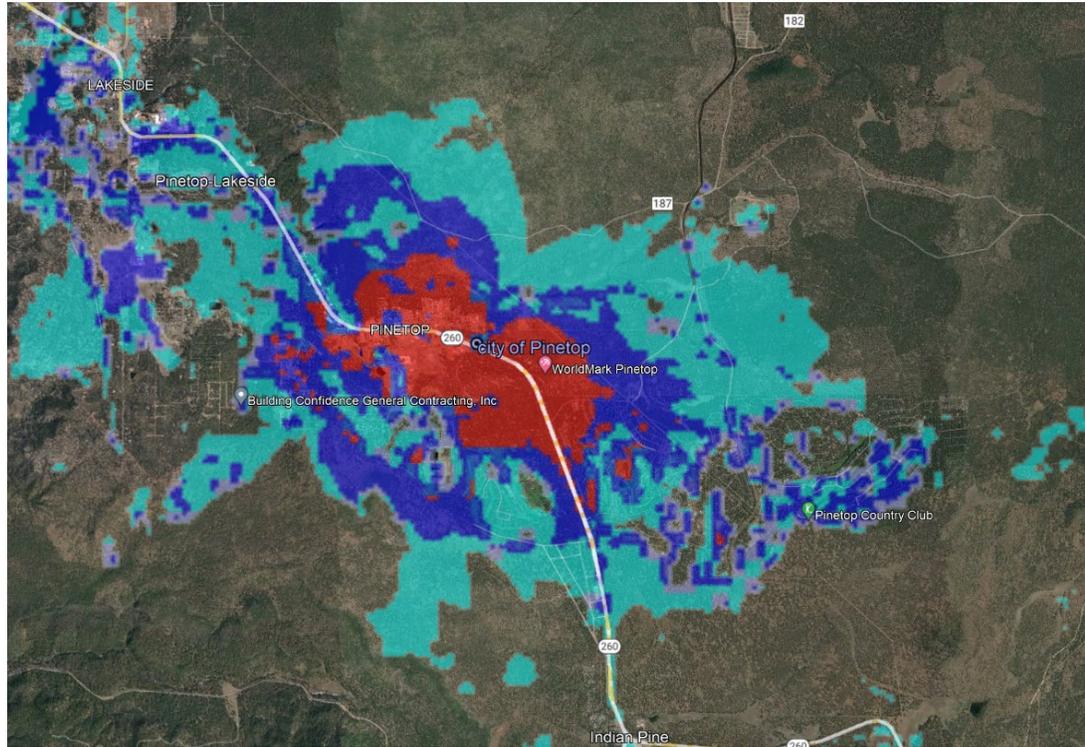
Comparison Coverage – Wisecom Tower

- Coverage prediction is run at 117', the highest rad center available on the Wisecom tower, according to tower owner Towerco.

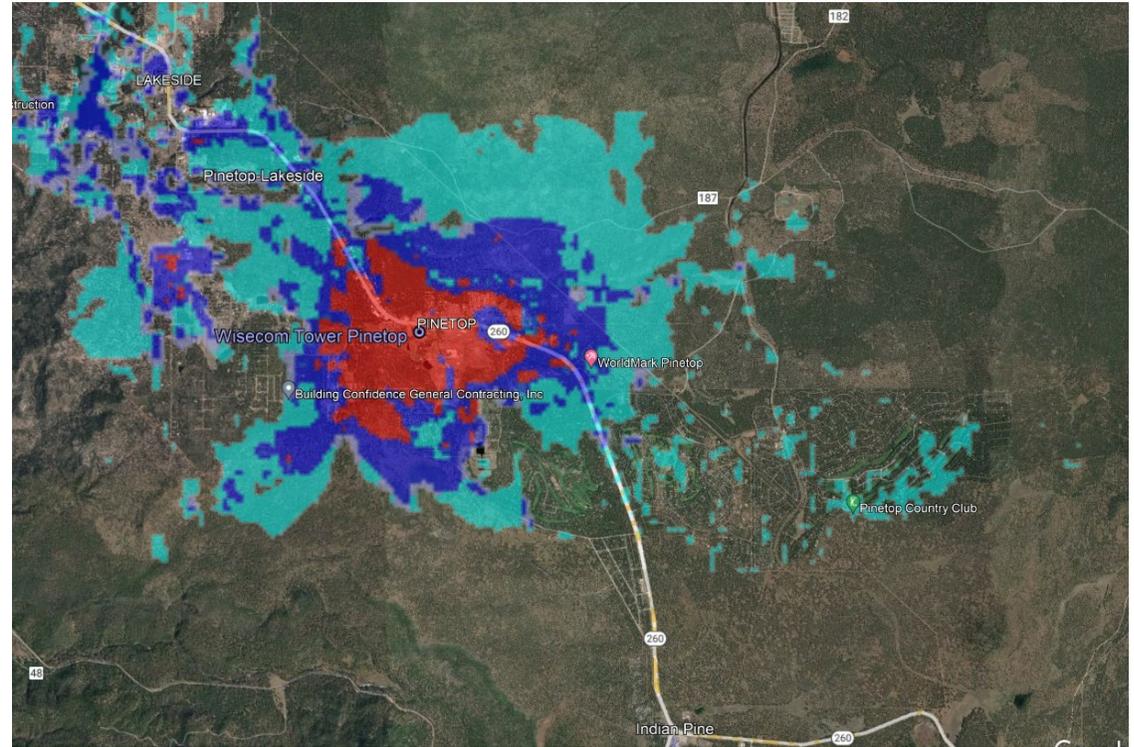


Side-By-Side Comparison

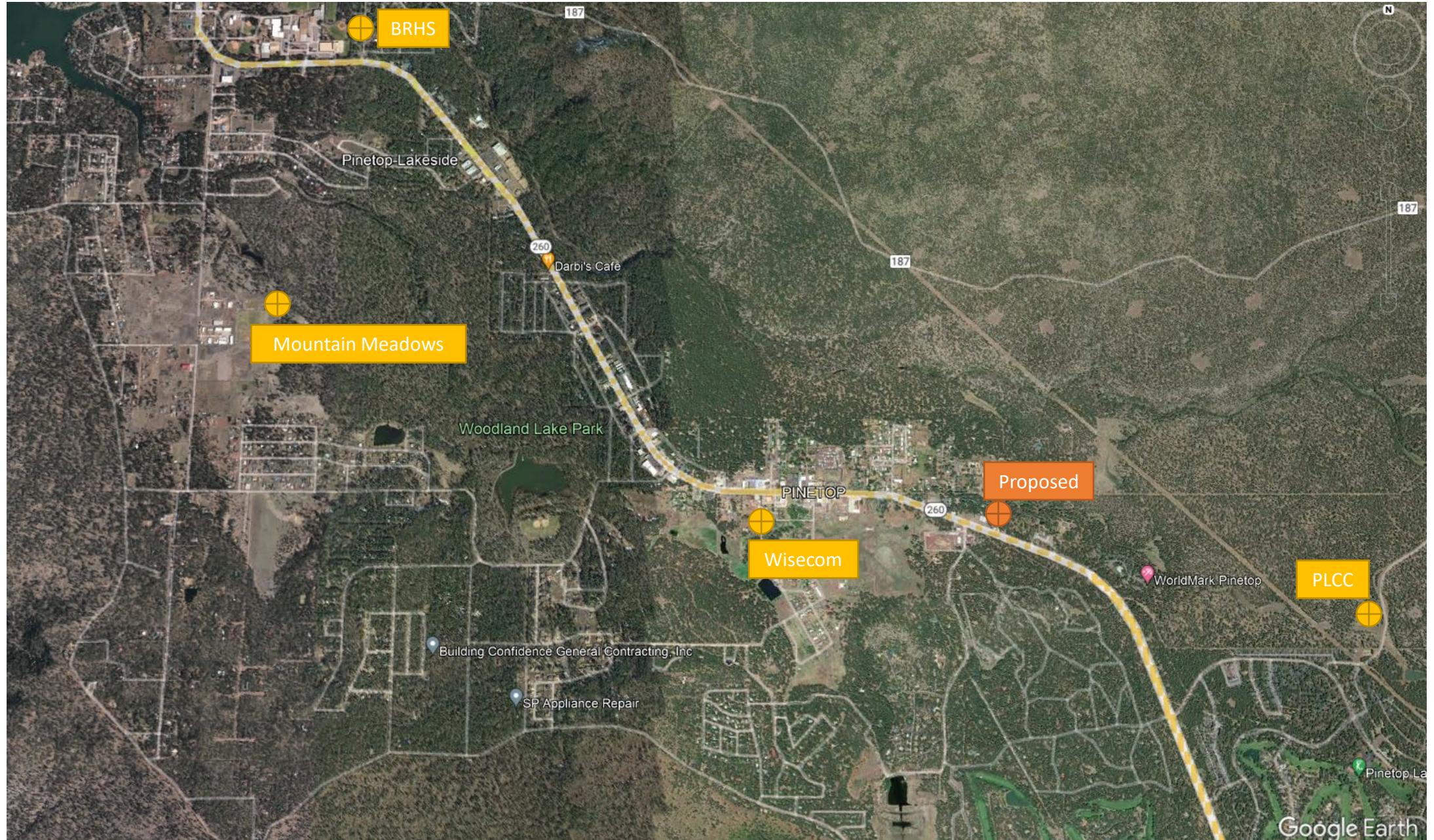
Proposed Tower



Wisecom Tower



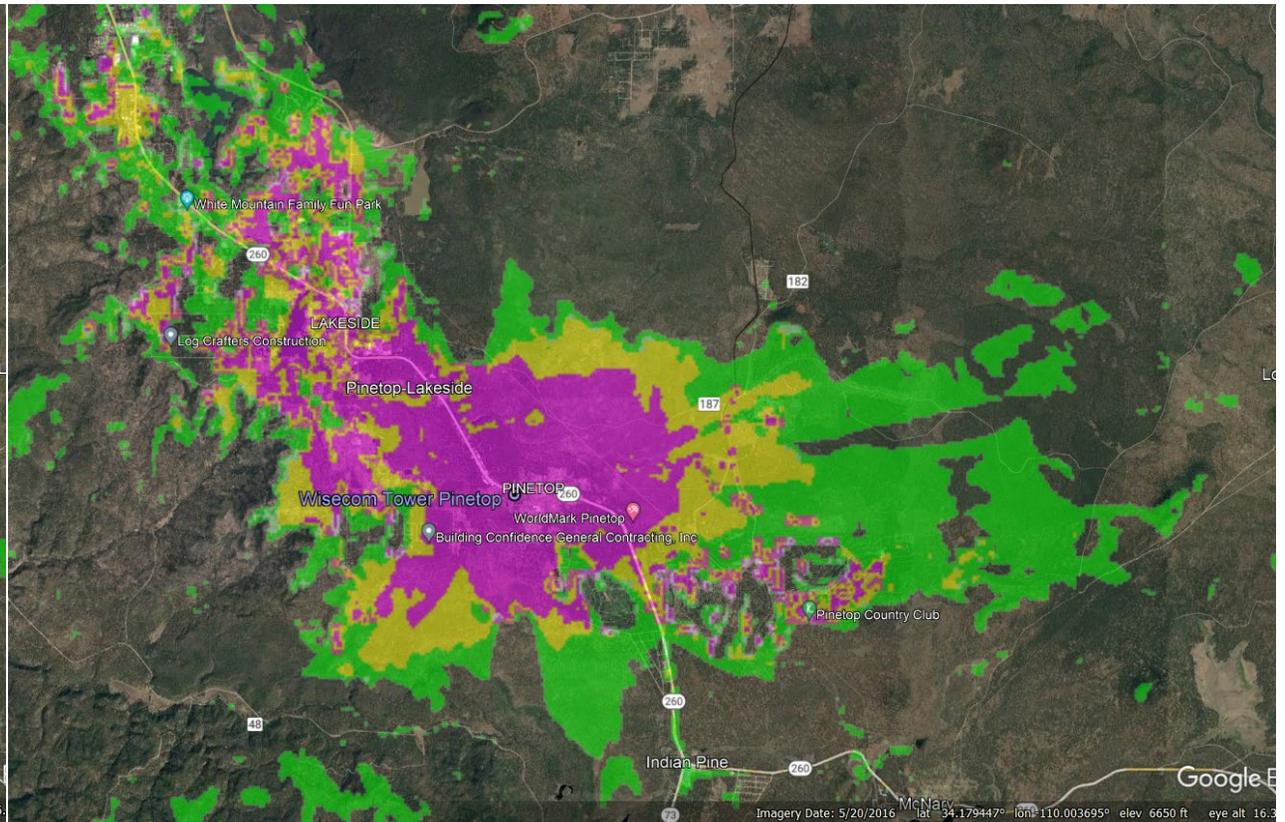
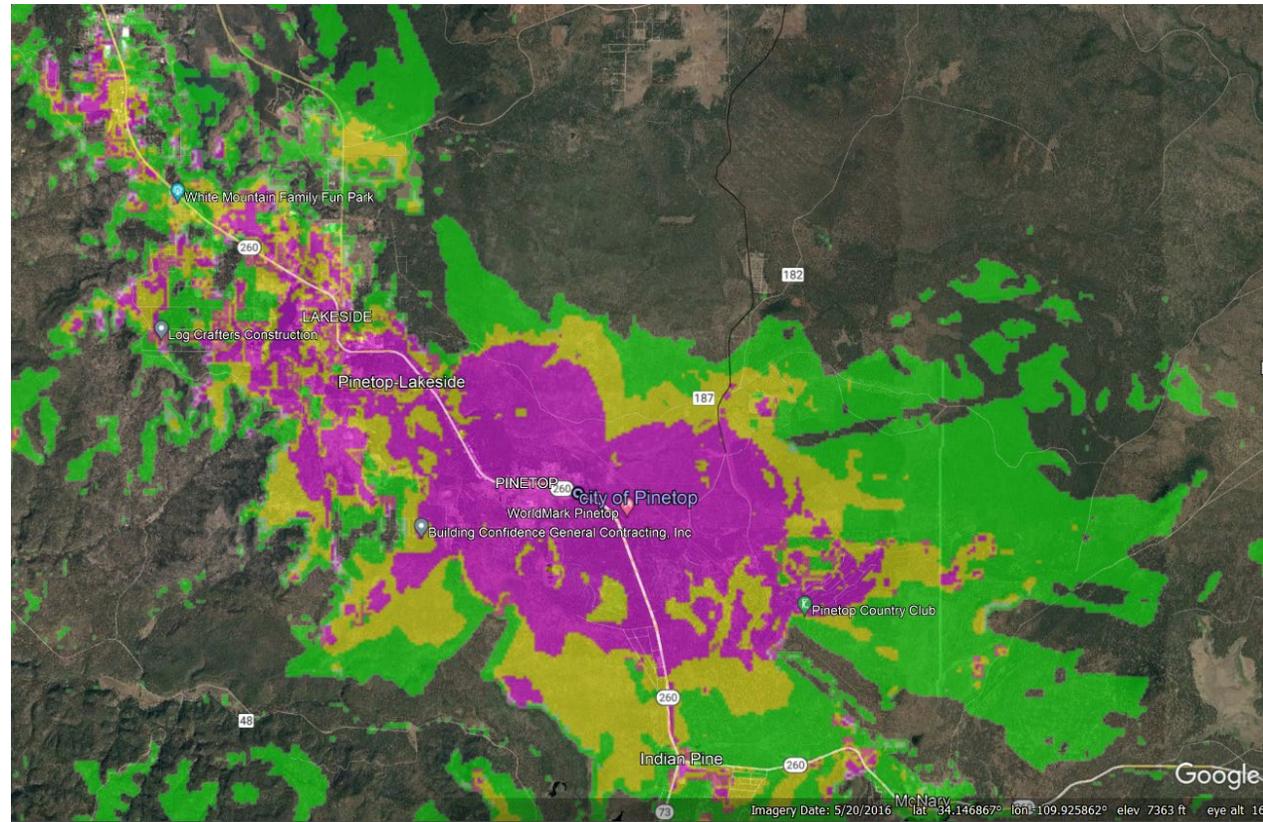
VZW, ATT, C1 Towers in Area



RSSI Approach

Using RSSI values for the thresholds provided. These will result in a much broader coverage area for both candidates.

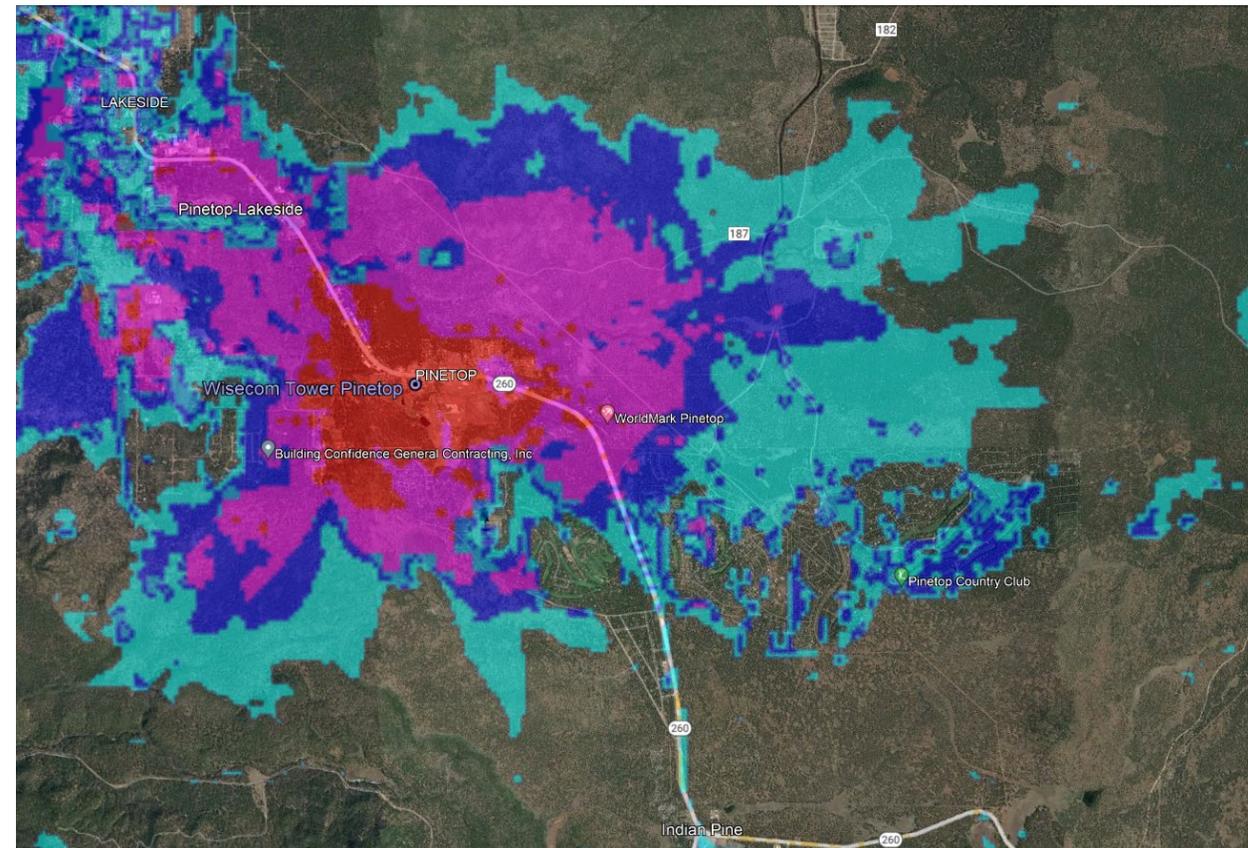
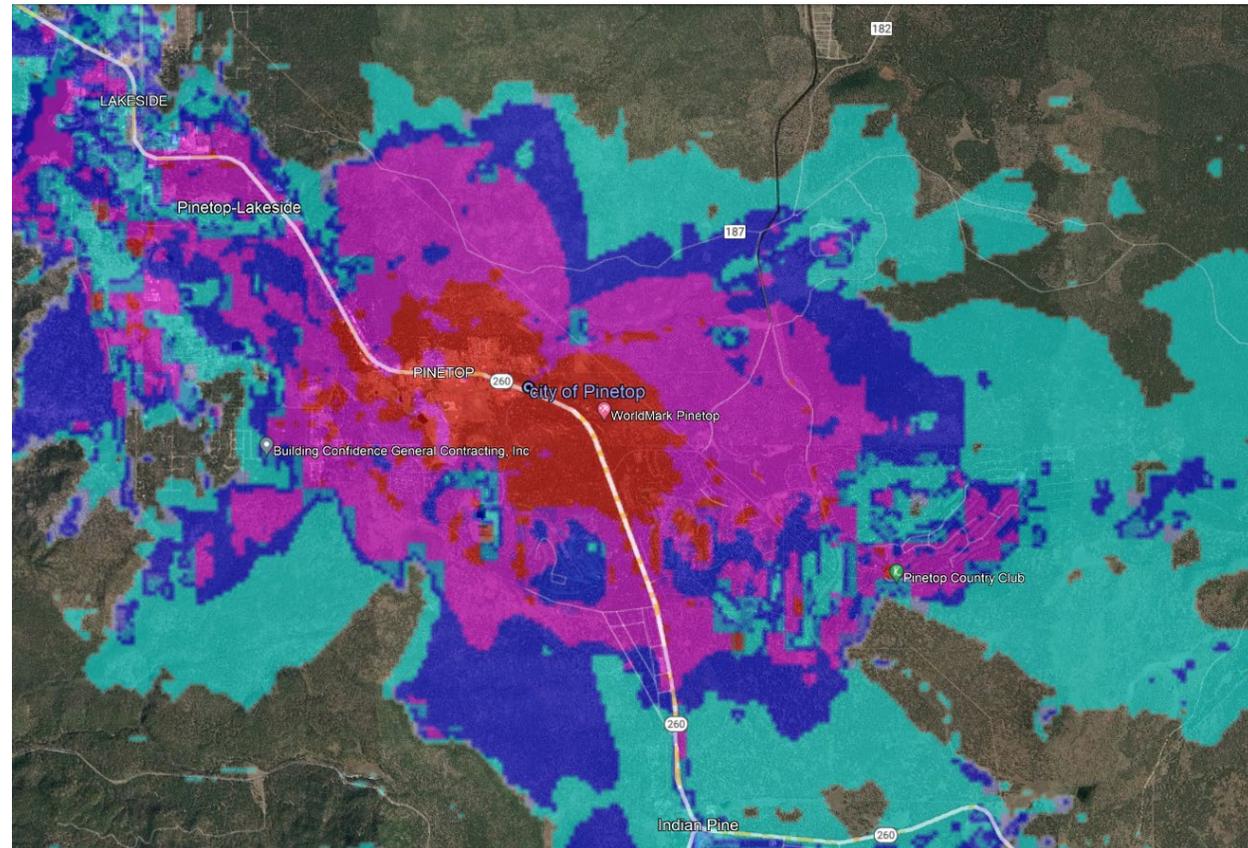
Comparison of Coverage Area at RSSI Values



Typical Design Values

Typical Design Values (RSRP)

Red – Indoor Commercial (-96 dBm)
Pink – Indoor Residential (-102 dBm)
Blue – In Vehicle (-109 dBm)
Teal – Outdoor (-118 dBm)



Here you can see the impact from the difference in elevation between the proposed location against the Wisecom location. The proposed location services a larger area to the east and southeast, whereas the Wisecom tower better serves the populated areas of Pinetop. The Wisecom tower with the previously mentioned sites (BRHS, Mountain Meadows, and PLCC) provide a superior design for service. If Applicant is only pursuing one tower location, then the proposed location is superior, though it will not cover the Pinetop Lakes and Pinetop Country Club areas adequately. The overall plan for Applicant for Pinetop-Lakeside should be requested and reviewed for overall impact to the towns.

T-Mobile Spectrum Holdings

A chart of the spectrum TMO owns in Navajo County

Spectrum Owned by T-Mobile in Navajo County

Spectrum	Blocks	Total Spectrum	Notes
600 MHz	B, C, D	15x15 MHz (30 MHz Total)	
Lower 700 MHz	A?	6x6 MHz (12 MHz Total)	Formerly owned by SAL Spectrum, possibly sold/traded to TMO though ownership is still SAL Spectrum on FCC ULS
850 MHz Cellular	None	None	
1900 MHz PCS	A4, A5, B5	10x10 MHz; 5x5 MHz (30 MHz Total)	
2100 MHz AWS	G, H	10x10 MHz (20 MHz Total)	
2500 MHz EBS/BRS	Ch2, BRS	122 MHz Total (Unpaired)	

- Analysis specifications provided by Applicant included only spectrum owned by another entity (SAL Spectrum), though this spectrum may have been sold or leased to TMO. SAL Spectrum also owns (owned) the B Block, meaning the predictions should be run for 10-MHz LTE carrier rather than 5-MHz bandwidth.

Chapter 17.10.040 Site Size and Setbacks

TOWN OF PINETOP-LAKESIDE

ORDINANCE 24-468

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, AMENDING TITLE 17, CHAPTER 17.106.040 SITE SIZE AND SETBACKS FOR WIRELESS COMMUNICATION FACILITIES.

WHEREAS, the Town Council of the Town of Pinetop-Lakeside believes that amending Town Code Chapter 17.106.040 SITE SIZE AND SETBACKS FOR WIRELESS COMMUNICATION FACILITIES is in the best interest of the citizens of the Town.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, NAVAJO COUNTY, ARIZONA, as follows:

Section 1. **Adoption by Reference.** Pursuant to A.R.S. §9-802, the Town hereby adopts text amendments to the Town Code Chapter 17.106.040 SITE SIZE AND SETBACKS FOR WIRELESS COMMUNICATION FACILITIES as set forth on Exhibit A, a copy of which is on file with the Town Clerk of the Town of Pinetop-Lakeside, Arizona, at 325 W. White Mountain Blvd. Lakeside, AZ 85929.

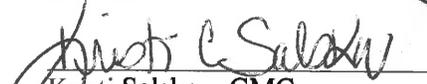
Section 2. **Effective Date.** This Ordinance is to be effective when publication and posting pursuant to A.R.S. § 9-812 is accomplished.

Section 3. **Severability.** All ordinances, or parts of ordinances, adopted by the Town of Pinetop-Lakeside in conflict with the provisions of this ordinance or any part of the Town Code adopted herein by reference, are hereby repealed, effective as of the day this ordinance is effective.

PASSED AND ADOPTED by the Mayor and Town Council in an open meeting by the Town Council, Town of Pinetop-Lakeside, Arizona, this 4th day of January 2024, to be effective upon the expiration of a thirty (30) day period following adoption and publication pursuant to A.R.S. § 9-812 is complete.



ATTEST:


Krjsti Salskov, CMC
Town Clerk

TOWN OF PINETOP-LAKESIDE


Stephanie Irwin
Mayor

APPROVED AS TO FORM:


William J. Sims, III
Town Attorney

EXHIBIT A

Chapter 17.106

WIRELESS COMMUNICATION FACILITIES

17.106.040 Site size and setbacks.

A. The site of a wireless communication facility shall be of a size and shape sufficient to provide adequate landscape screening as required in this code.

1. For rooftop antennas, a 1:1.2 setback ratio shall be maintained as a fall zone (for example, a ten (10) foot tall antenna shall require a twelve (12) foot setback from the edge of the building's roof). (Ord. 18-412 § 1 (part))

2. All wireless communication facilities shall be required to maintain a 1:1.25 setback ratio (for example, a 100-foot tall cell tower shall require a 100-foot setback from the property line).

MINUTES FROM THE
AUGUST 24, 2023
PLANNING AND ZONING MEETING

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, AUGUST 24, 2023
AT TOWN OF PINETOP-LAKESIDE COUNCIL CHAMBERS
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

SOME MEMBERS OF THE COMMISSION MAY PARTICIPATE TELEPHONICALLY.

A. Call to Order

Chairman Salskov called the meeting to order at 6:00 p.m.

Chairman Salskov led the Pledge of Allegiance.

Roll Call:

The following Members were present:

John Salskov	Chairman
Harry Turner	Vice Chairman
Jack Pence	Commission Member
Todd Fernau	Commission Member
Timothy Williams	Commission Member
Tim Kendzlic	Commission Member- <i>attended telephonically</i>

The following Members were absent:

Alison Stewart	Commission Member
----------------	-------------------

Also Present:

Jeremiah Loyd	Community Development Director
Keith Johnson	Town Manager
Mackenzie Valichnac	Deputy Clerk
Kristi Salskov	Town Clerk
Annie DeRosier	Marketing Coordinator
Stephanie Irwin	Mayor
Sterling Beus	Vice Mayor

B. Call to the Public

Chairman Salskov called for public comments.

Robert Ingels offered the following comments, “Robert Ingels, I live on Penrod Lane in Pinetop, Arizona and have been a resident since 1978. I wanted to share with the Commission tonight that the citizens first Wednesday group is proceeding with our next meeting on Wednesday, September 6th from 5:30 to 7:00 p.m. at the Community Center, formerly the Senior Center, behind the Larson Library. It is a small but growing group of citizens that are focused on maintaining a quality of life within our community as we grow: We identified the area of our focus as being from Wagon Wheel all of the way to the White Mountain Apache boundaries. Those who are citizens, or voters within the town limits, or folks who reside in the area, we feel like we can be positively influential with our governance. All are encouraged to come. At this point we are still working on future agendas. We feel that one of the important things is the General Plan for the Town of Pinetop-Lakeside. We will continue in the upcoming months to reference that plan. I wanted to share that with the Commission and staff. Annie and Rob have been regular attendees at the first two meetings. All are welcome. It is a discussion on where we are at, where we want to go, and what concerns we can share with our governance to try and preserve the quality of life that we have. Thank you.”

Chairman Salskov thanked Robert Ingels for his comments.

C. Consent Agenda

C.1 Consider approval of the Minutes of the Regular Meeting of the Planning and Zoning Commission held on August 10, 2023.

Commissioner Williams moved to approve the minutes of the Regular Meeting of the Planning and Zoning Commission held on August 10, 2023. Chairman Salskov seconded the motion and by show of hands the following vote was recorded:

	AYES	NAYS	ABSTAIN
John Salskov	X		
Harry Turner	X		
Todd Fernau	X		
Tim Williams	X		
Jack Pence	X		
Tim Kendzlic (could not be heard telephonically)			

Chairman Salskov declared the motion passed.

D. New Business

D.1 Information, Discussion and Legal Action regarding Town Code Section 17.116.040 selection of a Chairman and Vice Chairman for the Planning and Zoning Commission.

a. Selection of Chairman

b. Selection of Vice Chairman

Robert Ingels stated, *“Thank you again, Chairman and Commissioners. As I address you tonight, my personal concerns with a chairman and vice chairman and the importance of their leadership role for the community and the citizens. I don’t want this to be understated as you folks will make a decision. I think it is important leadership abilities that the chairman would have. There is agenda setting issues between staff and the Commission can be an important step at attaining the kind of community and preserving the type of community and working together with the citizens as those leadership roles are determined. My personal concern is that the importance of our chairman at looking at documents, such as the General Plan, and ordinances and all, I think can’t be understated. I think that too close of ties between Town employees and Commission members, as we move ahead with a chairman, it would be nice to see proactive action on behalf of the Commission. There is a great bunch of 7 members to help guide our future. As you folks make a decision tonight, I hope that it will be for the betterment of our community and the citizenry. Because your appointment by the Town Council is kind of the duty and power to be serving subject to our codes and the General Plan.”*

Commissioner Pence moved to recommend Tim Williams for Chairman; the motion failed due to lack of a second.

Chairman Salskov moved to recommend Harry Turner for Chairman, Commissioner Fernau seconded the motion and by a show of hands the following vote was recorded:

	AYES	NAYS	ABSTAIN
John Salskov	X		
Harry Turner	X		
Todd Fernau	X		
Tim Williams	X		
Tim Kendzlic		X	
Jack Pence	X		

Chairman Salskov declared the motion passed with a 5-1 vote.

Commissioner Williams moved to recommend Tim Kendzlic for Vice Chairman, Commissioner Fernau seconded the motion and by a show of hands the following vote was recorded:

	AYES	NAYS	ABSTAIN
John Salskov	X		
Harry Turner	X		
Todd Fernau	X		
Tim Williams	X		
Tim Kendzlic	X		
Jack Pence	X		

Chairman Salskov declared the motion passed with a 6-0 vote.

D.2 Discussion and Legal Action regarding Conditional Use Permit (CUP-133) to install a 180’ Cell Tower at 2666 E. White Mountain Blvd., Pinetop, AZ APN 411-43-008A.

Community Development Director Loyd reviewed his staff report. The proposed location is a neutral site that is zoned C-1 Light Commercial. A variance would be needed since the proposed cell tower is 175 feet with a 5-foot lightning rod. The appearance and landscaping must follow 17.106.030, General Requirements. The applicant would need to provide the additional information listed in 17.160.070.D.3 if they are proposing to build a cell tower on a non preferred site. 17.106.080D Coordination with Federal Law must be adhered to.

Chairman Turner invited David Rainey to the podium for comment.

David Rainey stated, *“My name is David Rainey and I reside at 2603 E Poplar Dr. Space #2 in Pinetop. My home that we live in will be in the shadow of this tower. I am a retired chief broadcast engineer, I worked at KPNX Channel 12 in Phoenix. I worked side by side with the frequency coordinator of the state of Arizona. I understand this technology and the dangers of it very, very, very well. This tower does not belong in a residential neighborhood. There is a reason that broadcast antennae are placed far away from the citizens in cities. There is no reason that this antenna should operate within a residential area. We are sitting at ground zero where we live. I have some evidence here, this is from the National Library of Medicine from the National Center for Biotechnology Information, a certified U.S.*

Government website, a depository for all of this information. This is called the Adverse Effects of the 5-G Mobile Technologies Under Real Life Conditions. This was done in real life as if it were a community. I am going to read the last sentence of this, and I brought enough to provide to you if you want to go and get this information for yourself, 'This article presents evidence that 5G mobile networking technology will affect not only the skin and eyes as commonly believed but it will also have adverse systemic effects as well.' So I brought these as medical evidence for you from the government website. This was done a couple of years ago, not 2016 or 2017 like a lot of those studies are. This is very current medical information that we do not want to have this EMF on our bodies and our neighborhood. Thank you Chair and Commission for the opportunity to speak. I will hand these to the Clerk."

Chairman Turner thanked Mr. Rainey for his comments and invited Warren Avery to the podium to speak.

Warren Avery stated, "My name is Warren Avery, I have been a resident here for the last 6 years. I don't think this is a good idea. I read over this report and the first thing that stands out is 'the lack of coverage in Pinetop.' Well, Pinetop goes from Lowe's all the way up here. We are almost to the outermost limits. Where is the lack of coverage? It seems like this tower will benefit the people up there in the Country Club who do not want a cell tower in their backyard. I would like to see more details on what they mean by lack of coverage. I also took a look at the T-Mobile cell coverage maps and they don't seem very accurate. And then at the next chart it shows a circle but I don't see any interference patterns from the other cell towers. So how do we know where the cell tower is? So all and all I don't think this is a very good idea. Thank you."

Chairman Turner thanked Mr. Avery for his comments and invited Candy Leshner to the podium to speak.

Candy Leshner stated, "I'm Candy Leshner at 2603 East Poplar Drive space 2. I am here as a stage 3 cancer survivor and a culinary wellness coach. I taught at a Virginia G. Piper Cancer Center, and I have been around a lot of cancer and a lot of patients. I've seen enough to know that cancer is often the result of layers of toxicity. Whether it's the food we eat, the water we drink, the air we breathe and now 5G radiation from the wireless. Every layer adds up and ultimately it overloads our bodies. I don't want to gamble with cancer again and I'm sure none of us would. If you have ever been through chemo and radiation, then you know that it is brutal. So I do everything within my home and outside of my home to alleviate any known cancer triggers. This 5G tower is a huge one. Lastly, we bought in Pinetop in 2008 because we felt it was such a healing place when I was going through my chemo and radiation for a full year. This 5G tower within our community is not healing and it's

not healthy. I strongly recommend that this committee does not grant the conditional use for this permit. Thank you.”

Chairman Turner thanked Ms. Leshner for her comments and invited Brian Halawith to the podium to speak.

Brian Halawith stated, “My name is Brian Halawith. I understand the physics of quadratic magnetic radiation and it has pretty much been proven in the literature that medical conditions do exist, and some people are sensitive, I am not. I grew up and most of my life without exposure. Cell phones are a relatively new thing. I worry about our kids and grand kids and long-term exposure. They have not shown long term effects of this kind of radiation. First it was 4G, now it is 5G, and pretty soon it will be 6G. Every time they go up the energy density gets higher and the position of the antennae becomes closer. At some point where do you draw the line of the amount of exposure people get for the convenience of having faster service on your phone. Being close to residential worries me to no end because of the long-term exposure, especially for younger people who will be exposed for longer than us. Most of the people in this room are older and do not have as much exposure time frame, but younger people will. I really recommend against it. Thank you.”

Chairman Turner thanked Mr. Halawith for his comments and invited Raymond Cunningham to the podium to speak.

Raymond Cunningham stated, “Raymond Cunningham is my name and I reside at 2603 East Poplar, in the mobile home community. We own our residences in a lump sum fee, and we lease our space from the owner of the park itself. I was very, very surprised to find out and try to research what to speak about tonight. Our whole community is zoned C-1 Light Commercial. Certainly, a narrow strip along Highway 260 is definitely commercial and is full of restaurants and gas stations and all sorts of commercial facilities. But on either side, we have densely settled vibrant communities of which I enjoy this mobile home park. It is a wonderful place to live and escape the heat in the valley. I really don’t want to see it hurt. I don’t know the background behind these wonderful residential communities being zoned C-1 Light Commercial, but something is wrong. We have mostly single-family dwellings and a few scattered multi-family dwellings. The location of this tower is right on the boundary of our community. Some of the homes right next to the boundary fence are as close as 40 feet away from the center of pole. There are many more within 50-100 feet and many more within 200 feet. I have no opinion on the risk of 5G. But I do know that out there is an awareness of potential problems. So, what I am concerned about is since acquiring this residence 3 years ago, we have invested a ton of money renovating it and making it better out of our retirement savings. I believe that this tower will destroy our market value, it will greatly hurt it. I do not

want that to happen. Aesthetically it's not going to help either. Because even if they try to make it look like a tree, it's stupid. I have done work in the past, where we built the first urban national park in Lowell, Massachusetts, within an urban area. All of the others were pristine forested areas and so forth. When we built this hydro-electric plant right in the middle of this urban national park, we had to make it compatible with the historical nature of Lowell, which is where the Industrial Revolution started in the United States with the first water turbines and textile mills and so forth. So, we asked if they wanted us to make this concrete structure look like a historical structure and they said, 'oh no, that would be insincere.' So we finally reached an agreement with the historical commission to make it compatible. So that meant to not make a harsh thing but to do some architectural things that had nothing to do with history but they felt allowed it to fit better. So, the other thing that concerns me is the process. The public notice is supposed to be posted in several areas. One of them is the actual site where the tower will be built. The owner of the site has kept the damn sign faced down on the ground. He tries to intimidate anyone who goes up to it to try and see what the hell it says. I also believe that it is supposed to be published in the newspaper of general circulation. If it has been, we can't find it on the internet. Amongst us we have some people who are fairly sophisticated people with using the internet. Thus, I think the visual effects of the tower, much of which will be above the trees, probably almost 40% of that, whether they try to make it look like a tree or not it will be offensive. I recommend that you do not grant the request of the applicant. Thank you."

Chairman Turner thanked Mr. Cunningham for his comments and invited Shauna Halawith to the podium to speak.

Shauna Halawith stated, "Hi, I'm Shauna Halawith and I reside at 2045 South Pine Lake Road, right across the street, near the fire department, from where this is supposed to be. I just want to recommend that you do not okay this. A little disappointing that this is even brought up, in my opinion, because I feel like our leaders should know what we as a community want and what is good for our welfare. This is not for our welfare or our health. Also, its disappointing that a company would go to the extent to put something so close to where people reside, within 40-50 feet. We also have a place in this little park, within 50-60 feet of where this will be. This is a place that we would like to leave for our kids but I don't think my kids will want their kids to grow up knowing this is there. My recommendation is, I would ask you to please deny this request. Thank you."

Chairman Turner thanked Ms. Halawith for her comments and invited David Adcox to the podium to speak.

David Adcox stated, “Commissioners, I appreciate the opportunity to address you today. Now, I did submit the folders that you have. Some of my information is going to be the same as what the other people have been putting out. I’ve got close to 90 signatures on that sheet, all recommending against the approval of the CUP. I hear that there are several different locations for these things, for these towers. I don’t know how this one came to be the one proposed. Number one, I am proposing that if there is going to be another location selected that it is not the one at 2666 East White Mountain Blvd. Like I said, a lot of these people have already talked about these international studies. The World Health Organization has put out studies that there is a whole array of health issues. It was also brought up how this residential area that has been around since the mid-50s is now zoned as C-1 Light Commercial. That is very confusing. Dennis Baker from Cellular One, was contacted today and he said that there is space available that could be used for this tower. I don’t know if it has to be closer. The one off of Woodland is 2.67 miles away from this one. I don’t know how much of a line of sight this is needing. One of the pictures in the folder shows a total of 530 foot from the base of this tower is supposed to be, 530 feet all of the way down Poplar Drive, which is the whole park. Again, my name is David Adcox and I am representing Holiday Forest Mobile Home Park which has been in my family since 1976. Now, I have the cover sheet for the petition as well as the 90 residents that have signed that. Some of the pictures that I have put in there, one with the tower on there, my particular unit #35 on 2603 East Poplar Drive, is exactly 48 feet from the base of the tower. The picture that you have in your folder is what I would be looking at. You wouldn’t look out and see a tower in the distance. I would literally have to look up from the backyard of my place to be looking at this tower. If you are talking about the line of sight, this thing is supposed to be 180 feet, the average height of the trees in my park are around 100 feet. So half of this tower is going to be towering above the trees. A lot of the people in the park came up to the mountains not to have all of this technology. They came up to get away from the technology. One of the pictures is of my backyard fence and four of those properties on those pictures, not all of the pictures are listed, are within 60 feet of the base of this tower. There are studies saying that health is not an issue with the towers, but you have 3 different warning signs. These towers that I have taken pictures of are referenced off of Woodland Park which is a 180 foot tower. So that is the only reason why I have the pictures to reference the size that is going to go up right next to the property. It has 3 different warning signs. One being ‘radiofrequency fields at this site could exceed the FCC rules.’ How far away? Is it only at the base? I believe there are studies that show that is not correct. You have the packet with the information and the pictures, again the park has voted, and a lot of these people here today are supporting me along with themselves to not have this in their backyard. I appreciate your time and letting me speak tonight. Thank you.”

Commissioner Salskov thanked Mr. Adcox for the time and effort he put into the packet and for trying to find a solution to a problem instead of just complaining about a problem.

Chairman Turner invited Jacqui Wilson to the podium to comment.

Jacqui Wilson stated, *“I reside at 2603 Poplar Drive space 8 and I have lived there for 12 years. I moved up here because I did not want to live in a big city. I live there permanently, I am not a summer person. I do not want that tower in my backyard.”*

Chairman Turner thanked Ms. Wilson for her comments and invited Candice Smith to the podium to comment.

Candice Smith stated, *“I live at 2603, space number 5 and I am opposed to this for medical reasons. We are in a 55 and over community and there are a lot of health issues. In all of the research that I have read, it states that towers should be placed far away from residential areas. Well, they are saying ¼ of a mile away to be safe. None of us are ¼ of a mile away. All of the research says that it can interfere with medical devices such as pacemakers and insulin pumps. A lot of people have that. Thank you.”*

Chairman Turner thanked Ms. Smith for her comments and invited Beverly Byrd to the podium to comment.

Beverly Byrd stated, *“I’m here basically to support my fellow residents. I reside at 2603 Poplar in space 61. We all know that we get casual exposure to these towers on a daily basis as we drive by in a car or shop in an area near one. But we are not talking about that with our park. We are basically 70 years or older and sedentary, so we are there 24/7. We are not out and about that much. This will be a continual exposure for our park. There are lots of open spaces, there is a huge space across the street. I’m sure they would love to get the revenue from the rent of the tower. Where you are proposing it is a small automotive lot. I think it measures 150 by 250, and we are going to put a huge base for a cell tower where they are supposed to have maintenance vehicle access and so forth? This particular lot has nothing but out of commission vehicles waiting for repair parked all over that lot and one building. It can’t accommodate a tower of that size. I hope that you consider that. Thank you.”*

Chairman Turner thanked Ms. Byrd for her comments and invited Judy DuBois to the podium to comment.

Judy DuBois stated, *“Hello, I am Judy DuBois and I also live at 2603 Poplar. My main concern is for the well-being of the people in our community. I feel many of us moved to this area to be safe and have a community of people near us. We are all senior citizens and I think having such a tower would be a concern health wise and having to look at tower this big is not conducive to our well-being. Thank you for your consideration and I hope that you think about it really hard. Thank you.”*

Chairman Turner thanked Ms. Byrd for her comments and invited Cheryl Barnett to the podium to comment.

Cheryl Barnett stated, *“I’m Cheryl Barnett and I also live at 2603 Poplar number 57. I think from everything that you have heard this evening there are a lot of reasons, health reasons and other reasons that you have heard from different people. So, I think the community has told you that they really do not want this tower on their property. Thanks.”*

Chairman Turner thanked Ms. Barnett for her comments and invited Carol Cunningham to the podium to comment.

Carol Cunningham stated, *“My name is Carol Cunningham and I live at 2603 Poplar in space number 23. When I first heard about this project, I started trying to do some research to find more information. I am an engineer by training. I became very interested in the Cellular One Tower at Mountain Meadow. I read a lot of stories in the newspaper about how that particular tower was permitted. It was moved three times because of the objection from a few residents. We went out and measured with our range finder and the nearest resident to that tower is 900 feet away. I also talked to a representative from Cellular One and they confirmed that the tower is designed to be co-occupied with other companies. They are in negotiation with two other companies, but they can accommodate up to four. So, I think it makes a lot of sense to say, why can’t this facility be located there? In addition, I understand that I have not been able to find any information if there is another site under consideration or under study in Pinetop-Lakeside. I think we need to take a step back and look at the big picture for us as a community to have these cell towers located. Thank you.”*

Chairman Turner thanked Ms. Cunningham for her comments and invited Robert Ingels to the podium to comment.

Robert Ingels stated, *“Thank you. I am not a resident on Poplar, but I do own property down Phipps which is 4 or 5 houses passed the road from Poplar. I was not aware of all of the health concerns that had been expressed to the Commission regarding 5G. I am survivor of radiation and chemo from a few years back. I left the mountain to have that taken care of and I do not want to have to go through that*

again. I do have some concerns. Location has been brought up by a few people. I was doing some digging and I made a phone call to White Mountain Communications that has a tower towards the rear of the El Rancho restaurant and is very visible. I found out that they had sold their interests. Having sat through a public hearing for that conditional use permit and a variance was required for that tower erection a few years back. The thought at the public hearing was colocation would be a definite probability in the future so that we wouldn't have more towers going up. So, when I saw the public notice for this on White Mountain Blvd. I thought, wow, why do we need another tower here? On the phone call I had this morning, they said that they had sold out to Tower Co. and yes there are still sites and locations available on that tower that could be used. That tower is 150' tall. I remember sitting through and thumbing through the engineering packet that was available for the public, as well as the Commissioners tonight, and I appreciate all of the work they went through to identify this at the 180' height as able to meet their needs. But what I am seeing here tonight is a lot of concern from our community. Now I will refer to the Town Code which was a part of the Community Development Director's report, 'Applications for Conditional Use Permits for a tower shall not be granted unless the applicant has shown that a. existing towers cannot accommodate the proposed wireless communication facility.' This site is identified as a neutral site, not a preferred site. When I go down further in the Code, I see that it says, 'the applicant must provide a justification as to why the applicant is not proposing a preferred site.' I don't know their answer to that. Another thing that is a concern to me, as I look at you as a Commission trying to make a decision tonight it also says in 17.106.070 Wireless Communications, 'applications for a condition use permit shall not be granted unless the applicant has shown that existing towers cannot accommodate the proposed wireless communication facility.' It mentions in here that it needs to be written proof and it should provide the companies that were contacted with their contact information. That is all stated in the packet in here tonight. I am questioning that if you do not suggest that this is not an appropriate location and is not compliant with the Code then this will go on to a motion to the Council to allow a variance for the tower to be the requested height. I think that would be wrong from everything I have heard. If the Community Development Director could say if I am correct or not, I would appreciate it. I did not find anything in the packet of a written submittal that they could not obtain a colocation at the Mountain Meadow tower or the one that is just down the highway from the proposed location, like I said, I do not know the exact location of that tower. Again, the expectation of those of us who sat through the public hearing at that point is that tower would provide coverage. Thank you."

Chairman Turner thanked Mr. Ingels for his comments and invited Aimee Anderson to the podium to comment.

Aimee Anderson stated, *“Hi, I’m Aimee Anderson and I live at 2603 Poplar space 43. I just wanted to give you a little head’s up on cell towers that I know from my own experience. I lived in Oregon 10 years ago. Back then, I was helping them clean all of the blackberry bushes around the cell towers. I had to leave Oregon and moved back to Phoenix and then moved up here to get away from everything. I have wound up with eye cancer, I have ear ringing, I don’t sleep at night, I have had digestive issues since this has all started, I have growths in my colon and thyroid. So, this petrifies me. I have my grandchildren at my house 5 days a week for a few hours every day and sometimes they do stay overnight. I will not allow them over there if this tower goes up. You are going to force me to sell my home and move. This is my full-time, year-round home. I have nowhere else to go. I live on disability, and I survive on the minimum. I spend all of my money at doctor appointments. I am petrified of this tower going up. Thank you.”*

Chairman Turner thanked Ms. Anderson for her comments and asked applicant, Shannon McCrae from State 48 Development Consulting to present.

Shannon McCrae stated that this property was selected since it is zoned C-1 and is a neutral site. The tower will have a monopine design to try and blend in with the surroundings. The site was selected because it was identified as being the spot with highest need for stronger coverage by the initial anchor tenant, T-Mobile. They considered the fire station across the street, since that would be a preferred location, but there were issues with the elevation. The gas station had environmental issues that prevented the tower from going there. The other commercial properties were too far for T-Mobile’s needs. There is currently no T-Mobile coverage in the area and a lack of coverage from other providers. This tower would allow for other carriers to co-locate. The tower was designed with a 20’ fall radius. A certified fall letter from an engineer stating that the structural failure characteristics are sufficient so that all parts of the tower would stay on the parcel if it failed. The other towers in town were considered for co-location but T-Mobile decided this is the optimal area for their coverage area.

Commissioner Williams asked if a study was completed to determine the height of the tower.

Applicant Shannon McCrae stated that the height of the tower is determined based off of the coverage requirements.

Commissioner Fernau stated that the applicant is a vendor that will lease to tenants, which is probably why they didn’t aggressively pursue co-locating on other towers. Porter Mountain has space for towers and has the ability to provide a lot of coverage.

Community Development Director stated that the Code requires an engineer to certify the fall zone, specifically a structural engineer but the engineer who signed the letter that was provided is a civil engineer. They are different types of engineers, so the letter provided does not meet the Code requirements.

Commissioner Salskov motioned to not approve Conditional Use Permit (CUP-133) to allow T-Mobile to install a 180' Cell Tower at 2666 E. White Mountain Blvd., Pinetop AZ APN 411-43-008A. Chairman Turner seconded the motion. By a show of hands, the following vote was recorded:

	AYES	NAYS	ABSTAIN
John Salskov	X		
Harry Turner	X		
Todd Fernau	X		
Tim Williams	X		
Jack Pence	X		
Tim Kendzlic	X		

Chairman Turner declared the motion passed with a 6-0 vote.

E. Adjournment

There being no further business at this time, the meeting was adjourned at approximately 7:20 p.m.



Harry Turner

 Chairman Turner

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Planning and Zoning Commission of the Town of Pinetop-Lakeside, Arizona, held on the 24th day of August 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of August 2023.



Mackenzie Valichnac

 Mackenzie Valichnac
 Deputy Town Clerk

State 48 Presentation

New Proposed Wireless Facility

US-AZ-5121 | CUP-133

Board of Adjustment Hearing | February 15, 2024

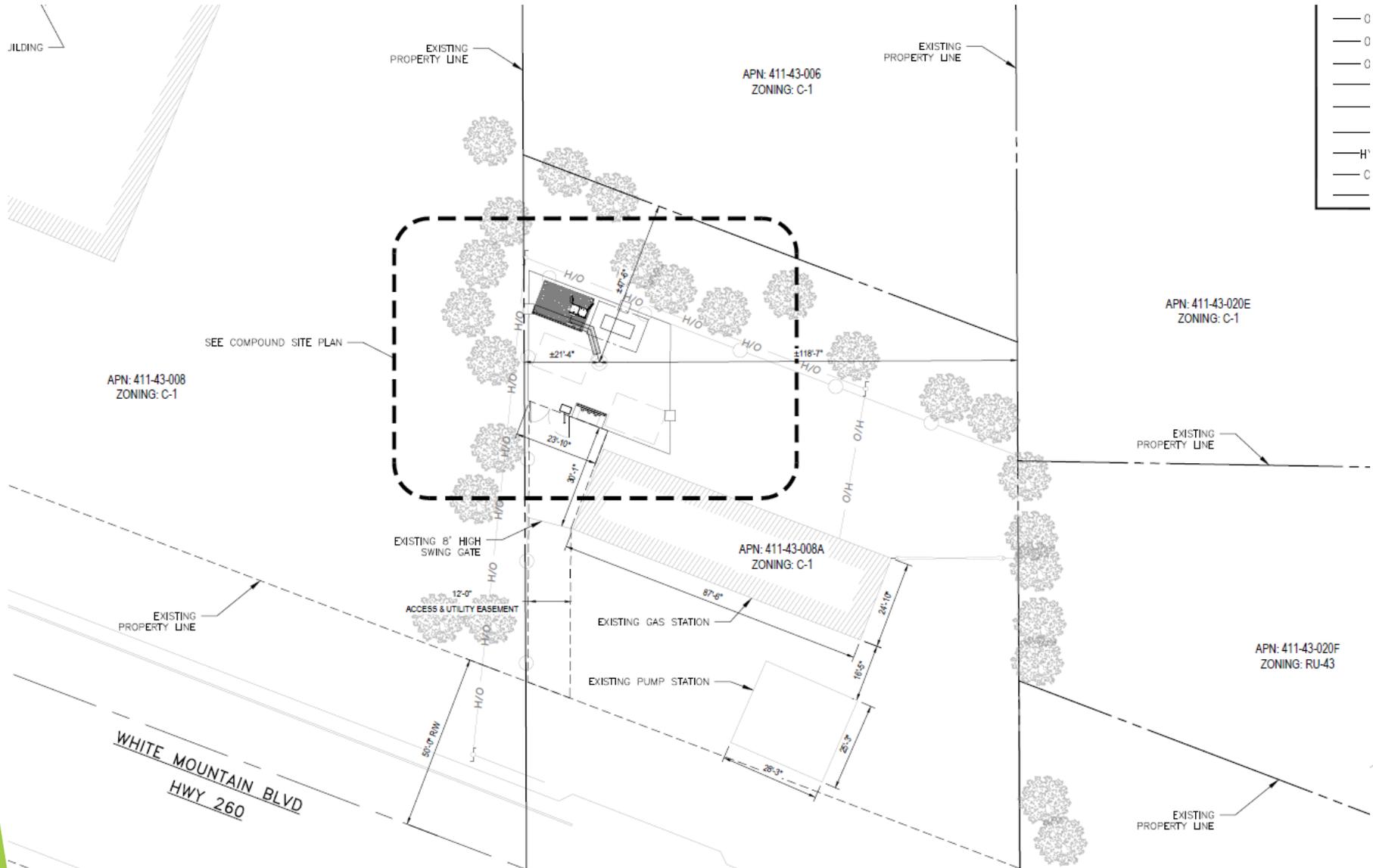
Site Located at 2666 E White Mountain Blvd, Pinetop, AZ 85935

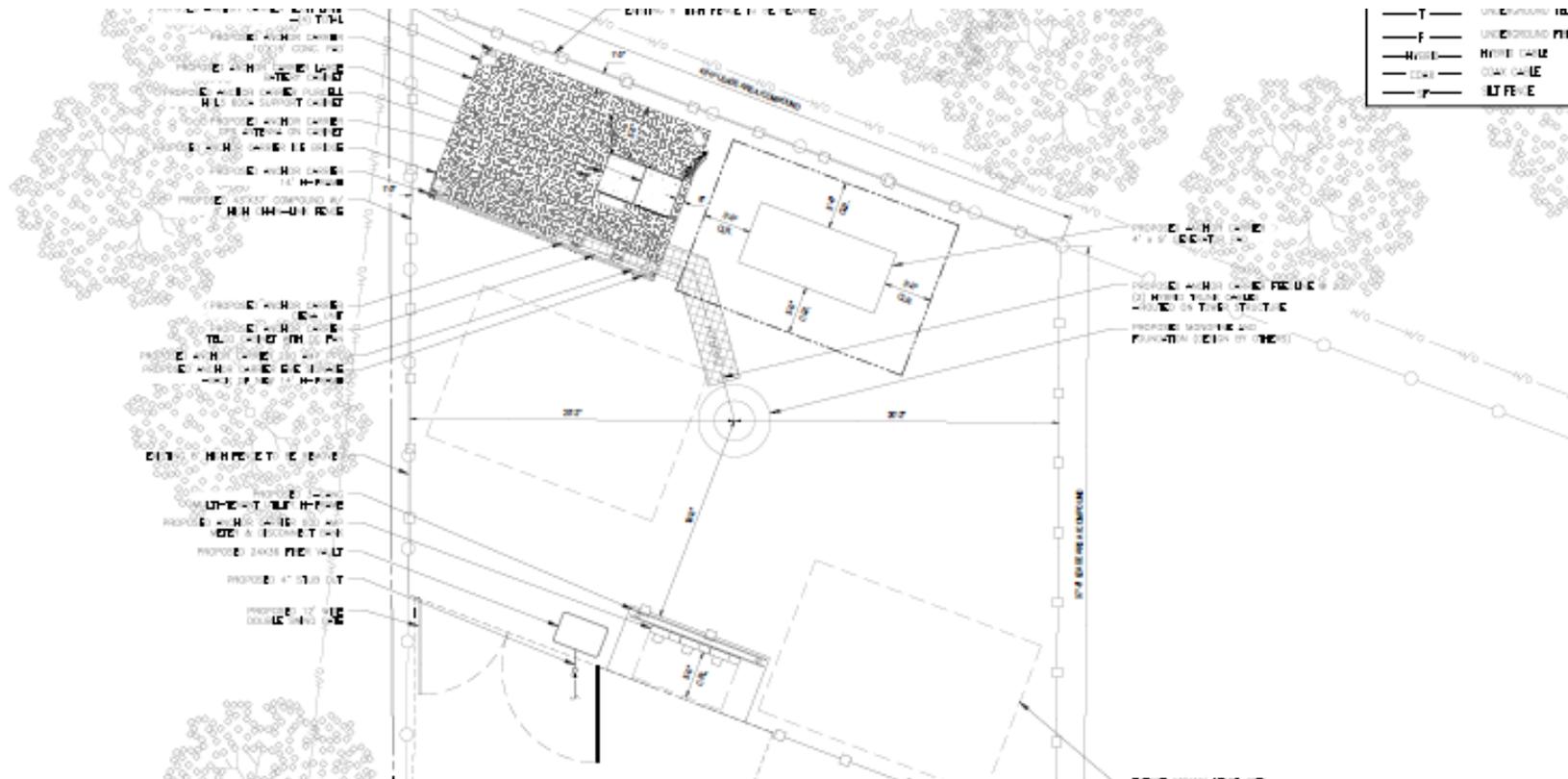
Presentation Prepared by State 48 Development Consulting

New Proposed Wireless Facility

- ▶ Located on Parcel 411-43-008A | Zoned C-1
- ▶ Designed as a Monopine to blend in with surrounding pine trees in the area
- ▶ Located within a 43'x37' enclosure surrounded by an 8' high chain link fence
- ▶ Overall height of 180'
- ▶ Allows for co-location and may include multiple antenna
- ▶ Designed with a 20' Fall Zone to contain debris on site

Overall Site Plan



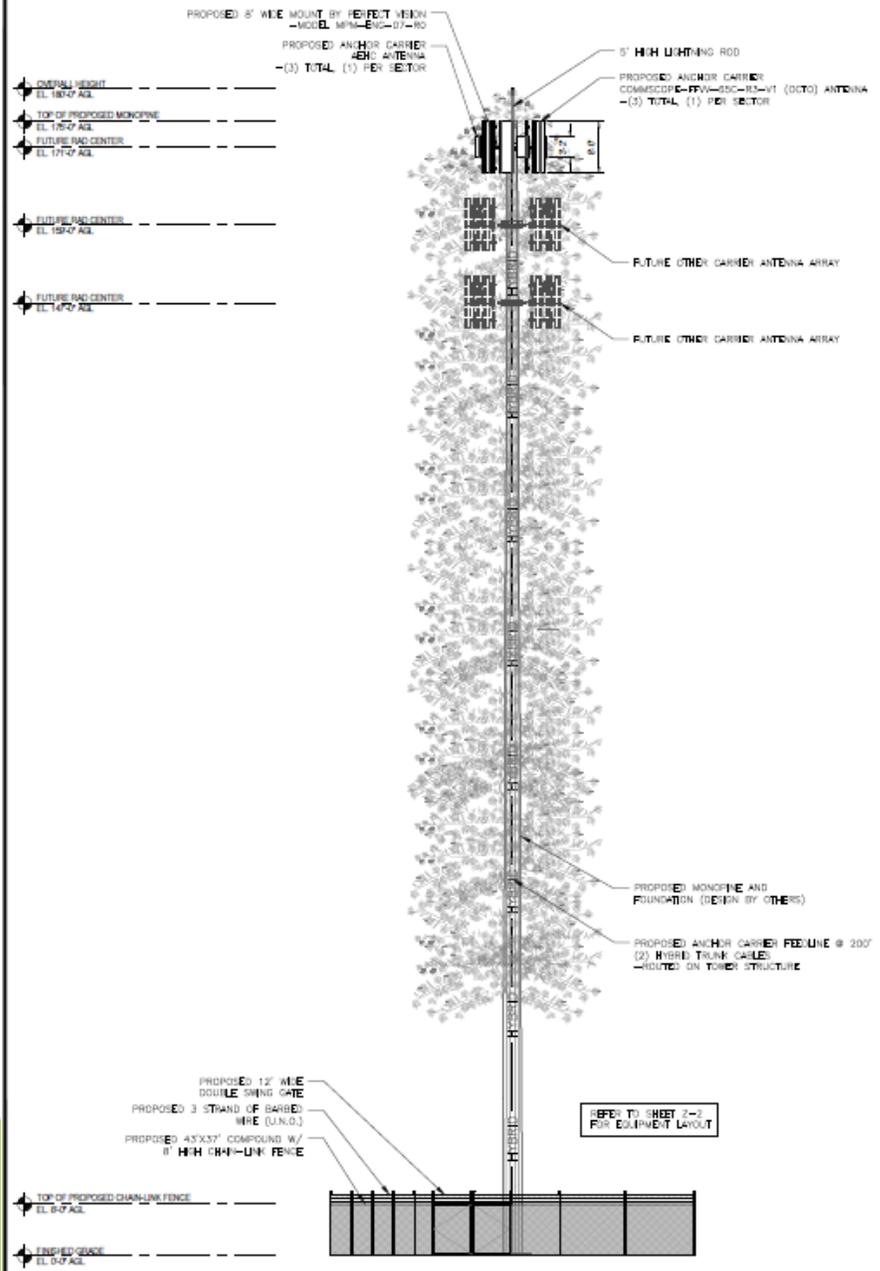


Enlarged Site Plan

10' x 15' Concrete Pad for associated ground equipment

4' x 9' Concrete Pad for Emergency Backup Generator

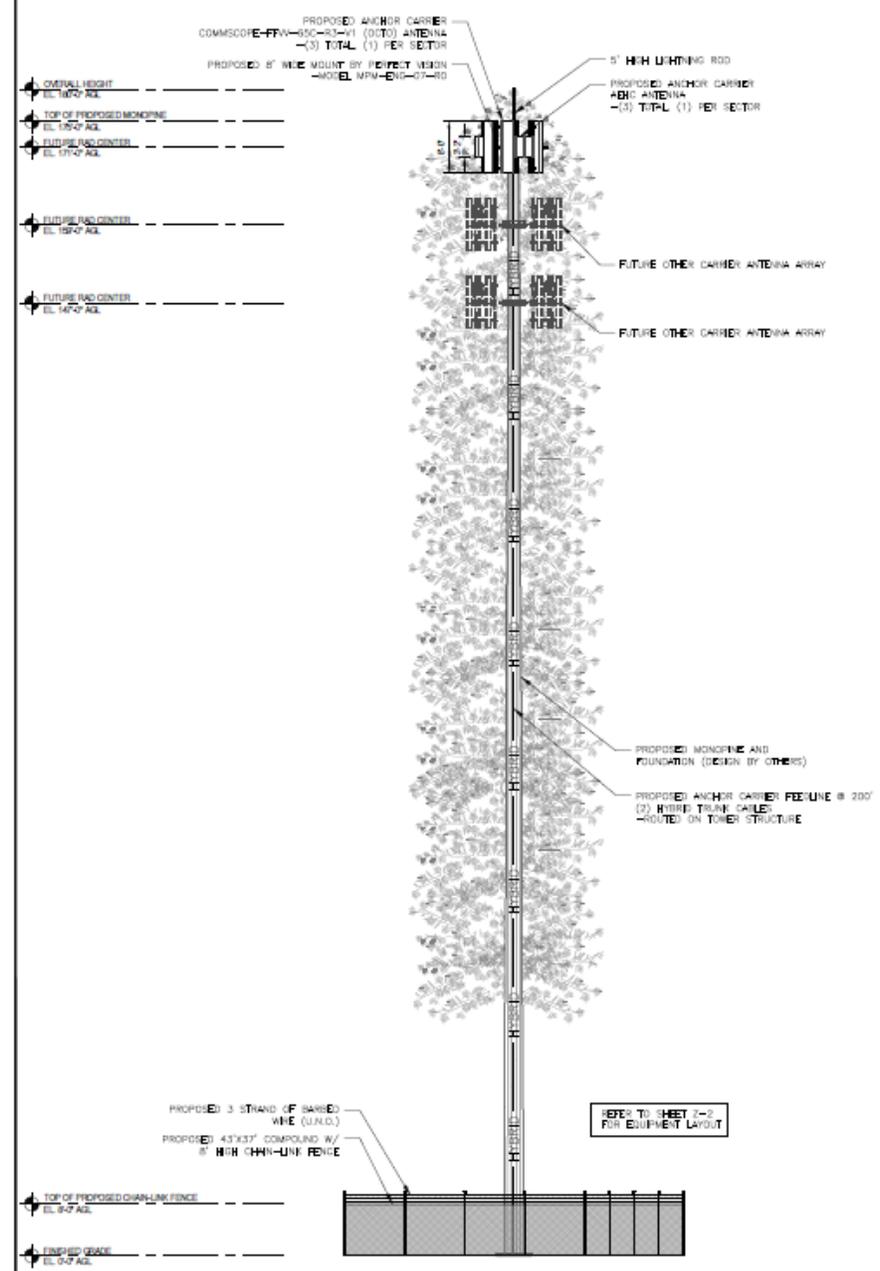
Emergency backup generator will cycle once per week, for a total of 15 minutes



SOUTH ELEVATION



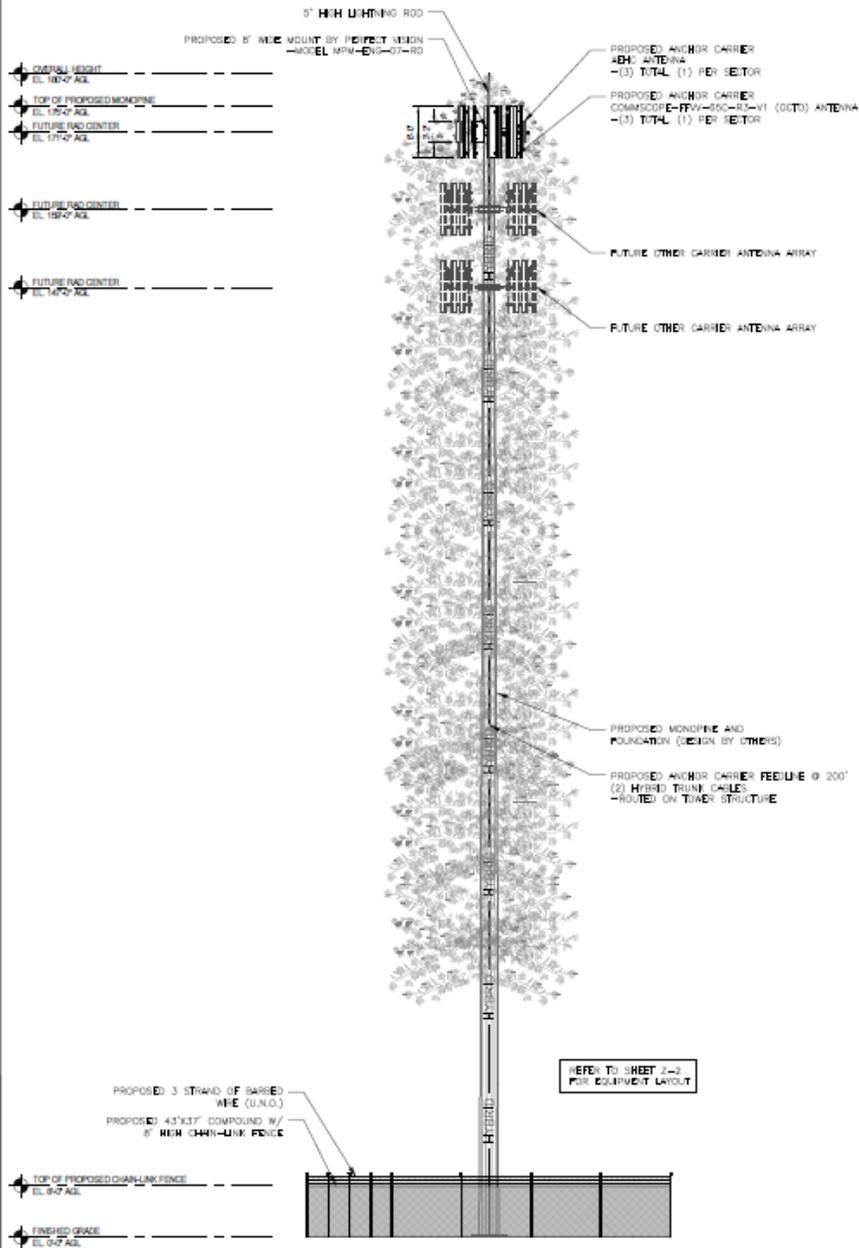
1



EAST ELEVATION



2

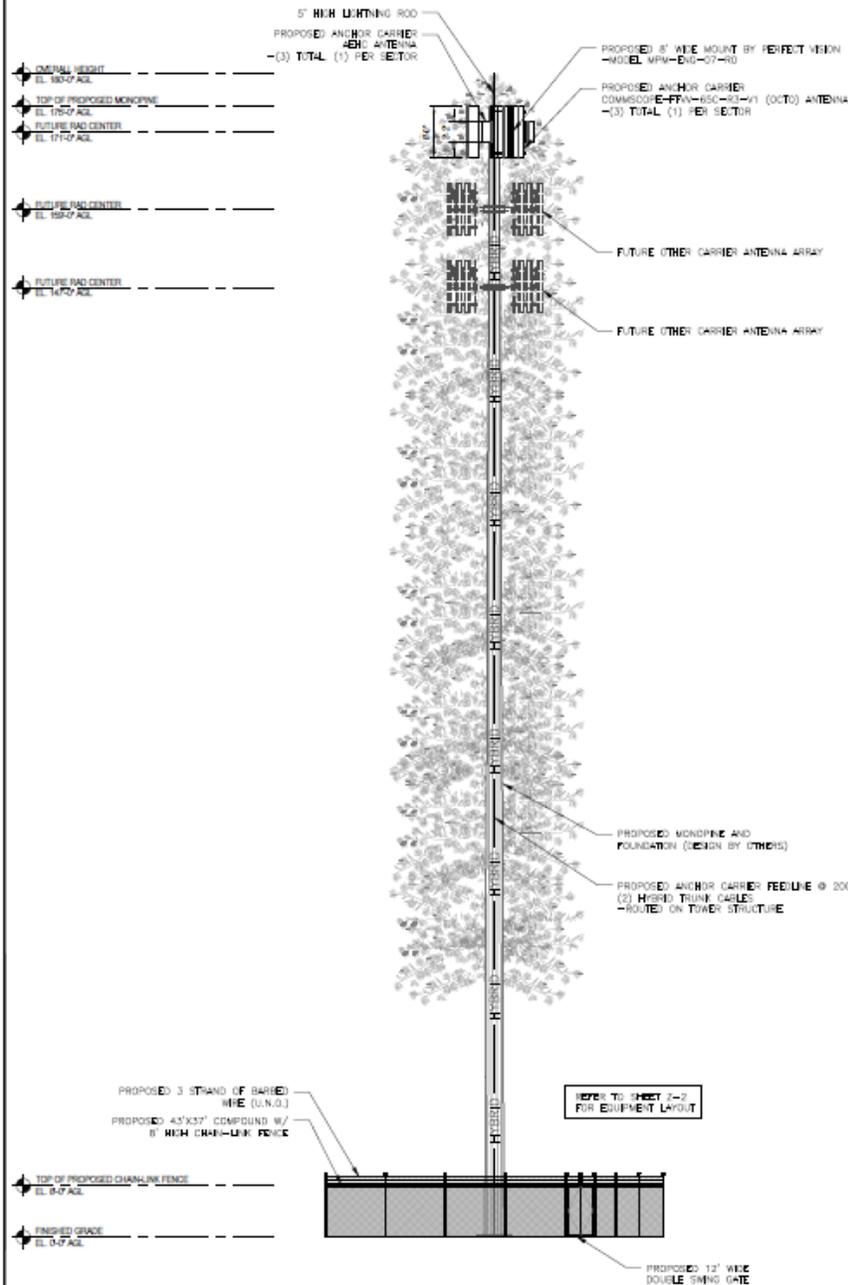


NORTH ELEVATION



1

WEST ELEVATION



2

► Monopine Design

Stealth Design

Vertical Bridge extensively explores and implements various state of the art “stealth” designs with the aim of minimizing the aesthetic impact on the surrounding community.

After thorough evaluation, Vertical Bridge determined that a Monopine is the most suitable choice for this location, considering the presence of surrounding Pine trees.



Fall Zone

- ▶ The Pinetop-Lakeside Town Code under Chapter 17.106, Wireless Communications Facilities, states that the application shall include the information and materials specified in the checklist
- ▶ One of the requirements on the checklist is that the applicant provide a certified letter from an engineer showing the following:
 - ▶ “Structural failure characteristics of the wireless communication facility and demonstration that site and setbacks are adequate to contain debris.”
- ▶ In accordance with this provision, Vertical Bridge submitted a letter from a Mr. Glen L Hunt III, a registered structural engineer, confirming that the proposed tower, in the unlikely event of collapse or failure, is designed to have a 20’ fall zone and would thus remain on site.

It is our understanding that a 175 ft monopine pole has been proposed for this site. This structure will consist of an 18-sided tapered steel pole supporting antennas (3 carriers) and faux branches

The above-mentioned pole will be designed in accordance with the International Building Code, 2018 Edition and the TIA-222-H standard for antenna-supporting structures. All steel members and connections will be designed to meet the requirements of AISC-360.

The structure will be designed for the following criteria, all to be confirmed pending exact location and any special requests from the

1. Risk Category II
2. Wind Speed: 115 mph
3. Exposure: C
5. Basic wind speed of 60 mph for the service condition (deflection limitations only)
6. Topographic Category: 1

It has been requested that the proposed structure be designed for a fall zone radius of 20 ft. We will satisfy this requirement by ensuring that in the unlikely event of failure, the point of maximum stress will occur in the upper 20 ft (or less) of the structure measured from the top of the Monopine pole. The upper portion of the structure will be designed such that the highest stress within the fall zone is at or above 97% of capacity when considering the requested design loading. Expected stress ratios of all other structural elements below this point will be at least 20% less than the highest stress ratio within the top 20 ft of the structure. If the structure fails, it will likely do so within 20 ft from the top of the structure. Therefore, this structure will be designed to have a 20 ft fall zone radius

Please note that "fall zone" is a term not defined in the standards listed above. Our approach to the fall zone design is described in the preceding paragraph and is our best attempt to meet what we believe to be the intent of the fall zone request. Current code does not address failure mechanics. It is difficult or impossible to predict the behavior of a failing structure. Physics of a fall during a wind event, including possible bouncing or rolling, may place all or part of the ruptured pole section outside of the intended fall zone. Nonstructural components attached to the steel structure are outside of our scope. Nonstructural components may break free from the structure and fall outside of the fall zone even at loads below code-specified magnitudes if the components and their attachments are not designed and installed to withstand the full code-specified design wind load event.

We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,

Vector Structural Engineering of Arizona, LLP
AZ Firm License #: 20270-0



MEG/cdb

Preferred Sites, Neutral Sites, and Disfavored Sites

▶ Preferred Sites

- ▶ **Community Structures.** Any police or fire station, library, community center, civic center, courthouse, utility structure, water tower, light pole, church steeple or other similar structure is a preferred site.
- ▶ **Collocation.** Any existing lawful wireless communication facility shall be a preferred site. Any existing building where the antenna can be mounted directly to the side of the building or parapet is a preferred site.
- ▶ **Industrial Zones and Public Land.** Any site zoned C-2 is a preferred site.
- ▶ **Power Line Corridors.** An existing tower structure that supports high voltage power lines in a power line corridor is a preferred site.

▶ Neutral Sites

- ▶ Any site zoned C-1, PUD or RLOW is a neutral site; provided, that such site is not a site described in subsection (B)(3) of this section.

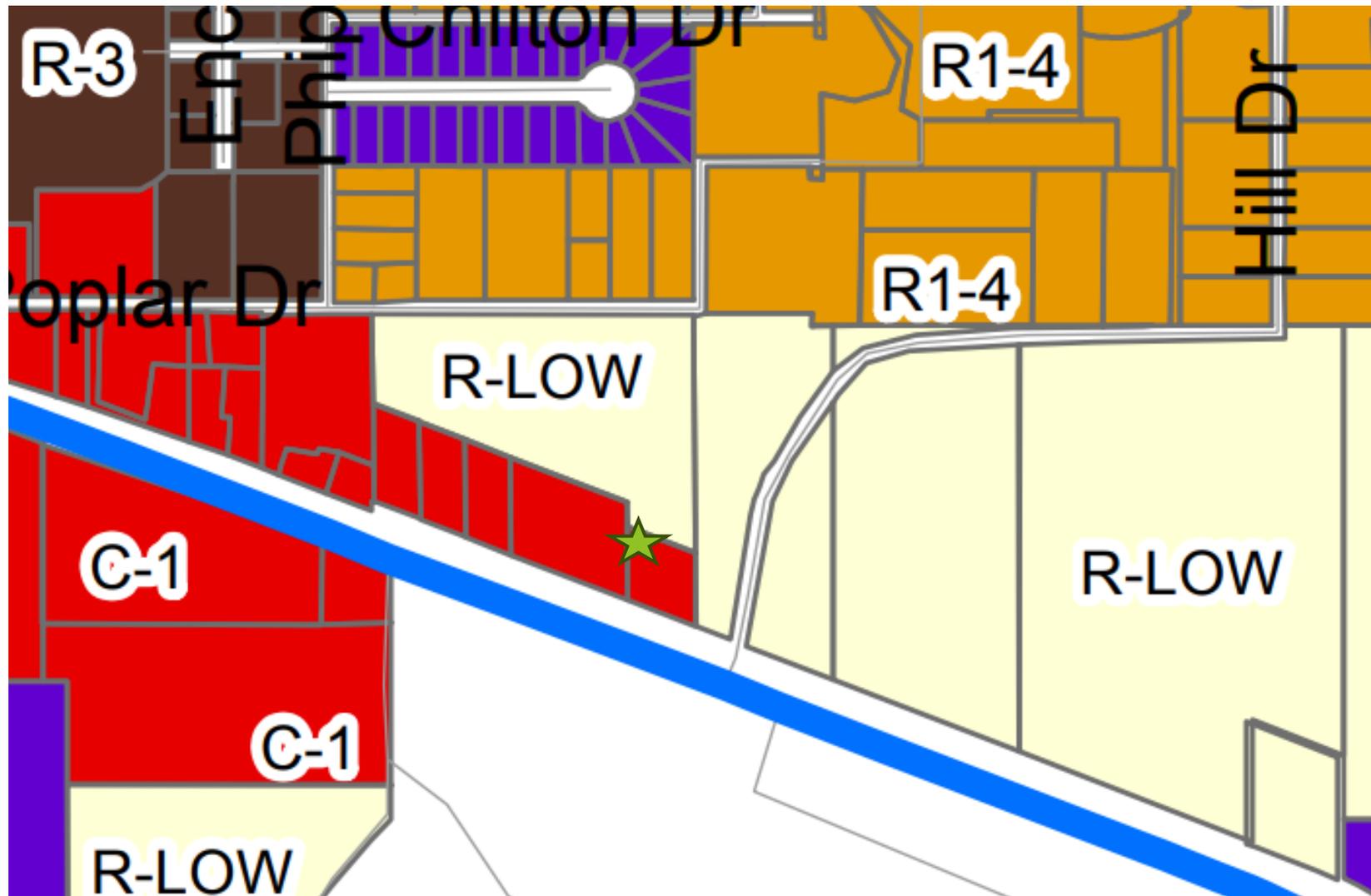
▶ Disfavored Sites.

- ▶ **Residential Neighborhoods.** Any site in a zone not specified in subsection (B)(1) or (B)(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.

Factors Leading to the Selection of this Site

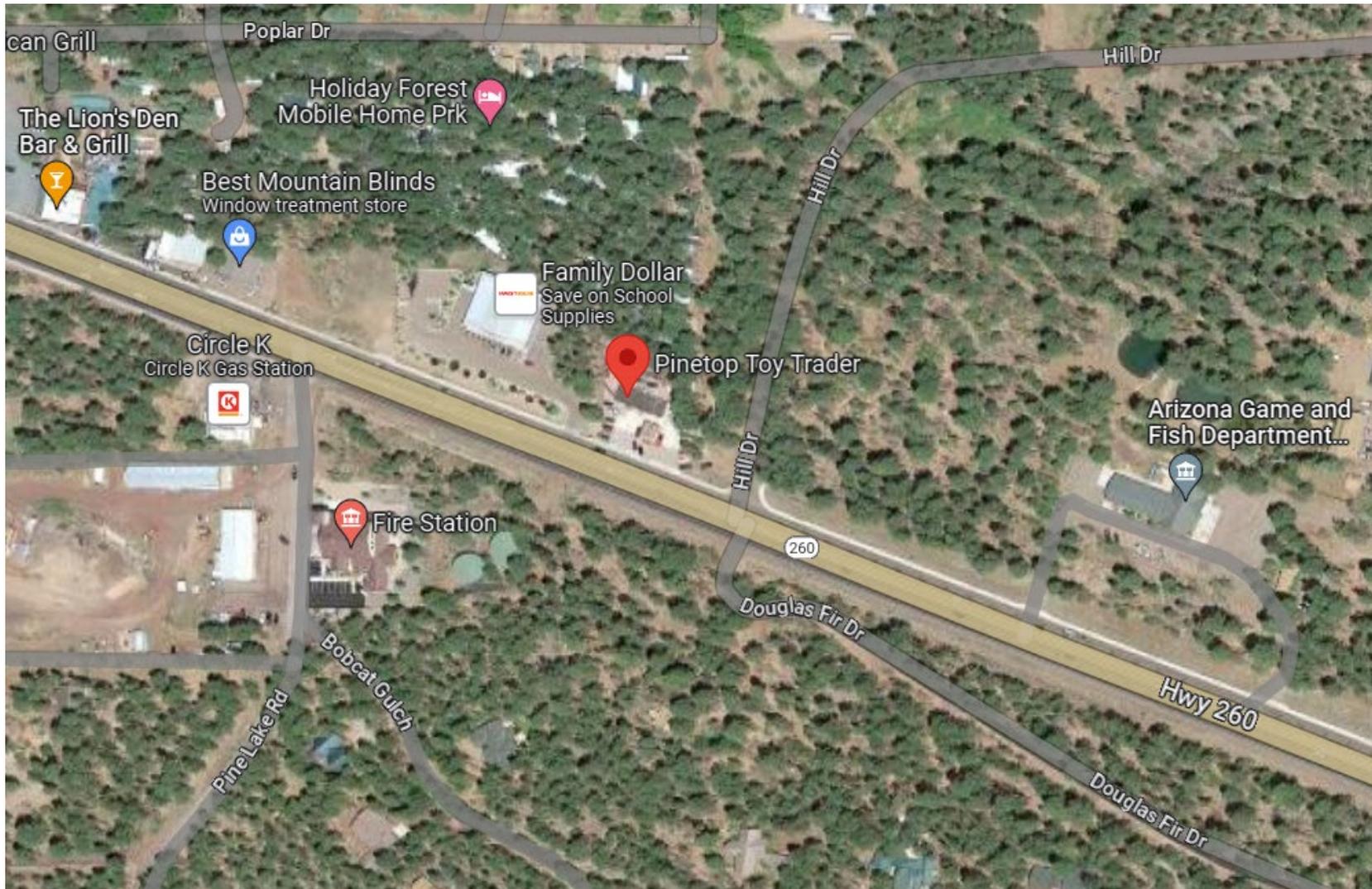
- ▶ As shown on the following propagation maps and end user mobile reports, this location has been identified as a “Significant Gap in Service” area
- ▶ This location was identified as the area with the strongest need for improved coverage by the initial Anchor tenant, T-Mobile (others expected)
- ▶ Site is easily accessed from White Mountain Blvd (Hwy 260) - an important thoroughfare in this area
- ▶ Only “Preferred” option in the search area is the Fire Station (located approximately 500’ away). This candidate was explored but ultimately not selected due to varying levels in elevation, existing overhead power lines, and grading/drainage requirements for water tanks
- ▶ Additional options were explored but were deemed not viable due to not meeting the coverage objective, limited space available, or no response received
- ▶ Located on a parcel zoned C-1, making it a neutral option per the code
- ▶ Most importantly, provides coverage for 911 Emergency Services - Fire Station approximately 500’ away, space reserved on tower for Emergency Services

Zoning Map



- State Route
- Major Street
- Local Streets
- R-LOW
- R1-2
- R1-4
- R-2
- R-3
- C-2
- C-1
- PUD
- MH-4
- OS
- Show Low

Aerial view of proposed site



5-Year Facilities Plan

- ▶ Subsection A (17.106.070.A.2) states that each application shall include a five (5) year facilities plan and site inventory addressing the following:
 - ▶ a. A description of the type of technology (cellular, PCS, radio, television, etc.) that will be provided using the wireless communication facility over the next five (5) years, including the radio frequencies to be used for each technology and the types of consumer services (voice, video, data transmission) to be offered;
 - ▶ b. A list of all of the applicant's existing wireless communication facility sites within the Town, and a map showing location of these sites and service boundaries of other facilities operated by the applicant/provider in the area.
- ▶ In accordance with this provision, Vertical Bridge submitted a five (5) year facilities plan and site inventory as shown on the following slide. The description of the type of the technology includes all equipment to be installed by the initial Anchor tenant (T-Mobile). As stated on the plan, all future carriers will go through Zoning and Permitting through Pinetop-Lakeside as needed and will adhere to code requirements. Additionally, it was noted that there are no existing T-Mobile or Vertical Bridge WCFs within the jurisdiction.

US-AZ-5121
Pinetop-Lakeside (5) year facilities plan

A) This Wireless Communications Facility will provide improved cellular coverage and capacity for wireless users in the Pinetop-Lakeside area. The initial Anchor tenant's frequencies are listed below:

TX Frequency: 617-652, 728-746, 734-745, 1930-1995, 2110-2200

RX Frequency: 663-698, 598-716, 704-715, 1850-1915, 1710-1780

T-Mobile Equipment List (Initial Anchor Tenant):

TOWER EQUIPMENT:

- ADD (2) PROPOSED HYBRID TRUNK CABLE @ 200'
- ADD (1) PROPOSED 3 SECTOR FRAME T-ARM
- ADD (6) PROPOSED RADIOS, (2) PER SECTOR
- ADD (6) PROPOSED ANTENNAS, (2) PER SECTOR
- ADD (1) PROPOSED MONOPINE
- ADD (3) PROPOSED ANTENNA MOUNT STIFFENERS
- ADD (8) PROPOSED JUMPER CABLES @ 15'

GROUND EQUIPMENT:

- ADD (1) PROPOSED HPL3 CABINET
- ADD (1) PROPOSED BATTERY CABINET
- ADD (2) PROPOSED H-FRAME
- ADD (1) PROPOSED METER WITH PULL-OUT BREAKER
- ADD (1) PROPOSED 200 AMP PPC
- ADD (2) PROPOSED LED LIGHT WITH 2 HOUR TIMER
- ADD (1) PROPOSED TELCO CABINET WITH DC FAN
- ADD (1) PROPOSED ICE BRIDGE

Future Tenants:

- Potential for future carriers to collocate. All future carriers will go through the Pinetop-Lakeside zoning and permitting process and will adhere to code requirements as needed.

B) No existing T-Mobile or Vertical Bridge Wireless Communication Facilities within the Pinetop-Lakeside jurisdiction.

Collocation

Overview/Response 17.106.070.D.3 - Applications and procedure:

3. *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 wireless communication facility;*
 - b. *The new tower will have room to collocate additional facilities or it is not technically or legally feasible or aesthetically desirable to construct a tower with such collocation capacity; and*
 - c. *Construction of the tower will not disrupt existing utilities.*

- ▶ Explored the option of collocating on nearby structures as shown on the following propagation maps.
- ▶ After thorough investigation it was determined that this area had the highest need for improved coverage
- ▶ Additional height beyond the prescribed limit in the code (75 feet) is imperative to achieve the coverage objective and also to accommodate future collocators.
- ▶ The following slides created by RF engineer Steven Kennedy from Biwabkos Consultants LLC provide a further breakdown and explanation of coverage

WIRELESS NETWORK CONSULTING

AZ-5121 / T-Mobile PH68075A

Coverage Cell Split

RF DESIGN ANALYSIS



Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of mobile phone service users
- † **Coverage is Providing Service where service does not exist, calls drop, or “no service”.**
 - Areas where sites are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site

† Capacity

- Provide bandwidth for customers in the area surrounding the proposed site

† Coverage

- Provide coverage for T-Mobile users in the Pinetop area
- Provide coverage along Hwy 260 and feeder roads in the area as this area has a “Significant Gap in Service”

† Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

† 175' Mono-pine Tower

† With 5' Appurtenances

– 2666 E White Mountain Blvd, Pinetop, AZ 85935

- Latitude: 34.124375 N (NAD83)

- Longitude: -109.925117 W (NAD83)

- Ground Elevation: 7051.92' (NAVD88)

- Anchor tenant is T-Mobile

– Antenna Centerline at 171' AGL

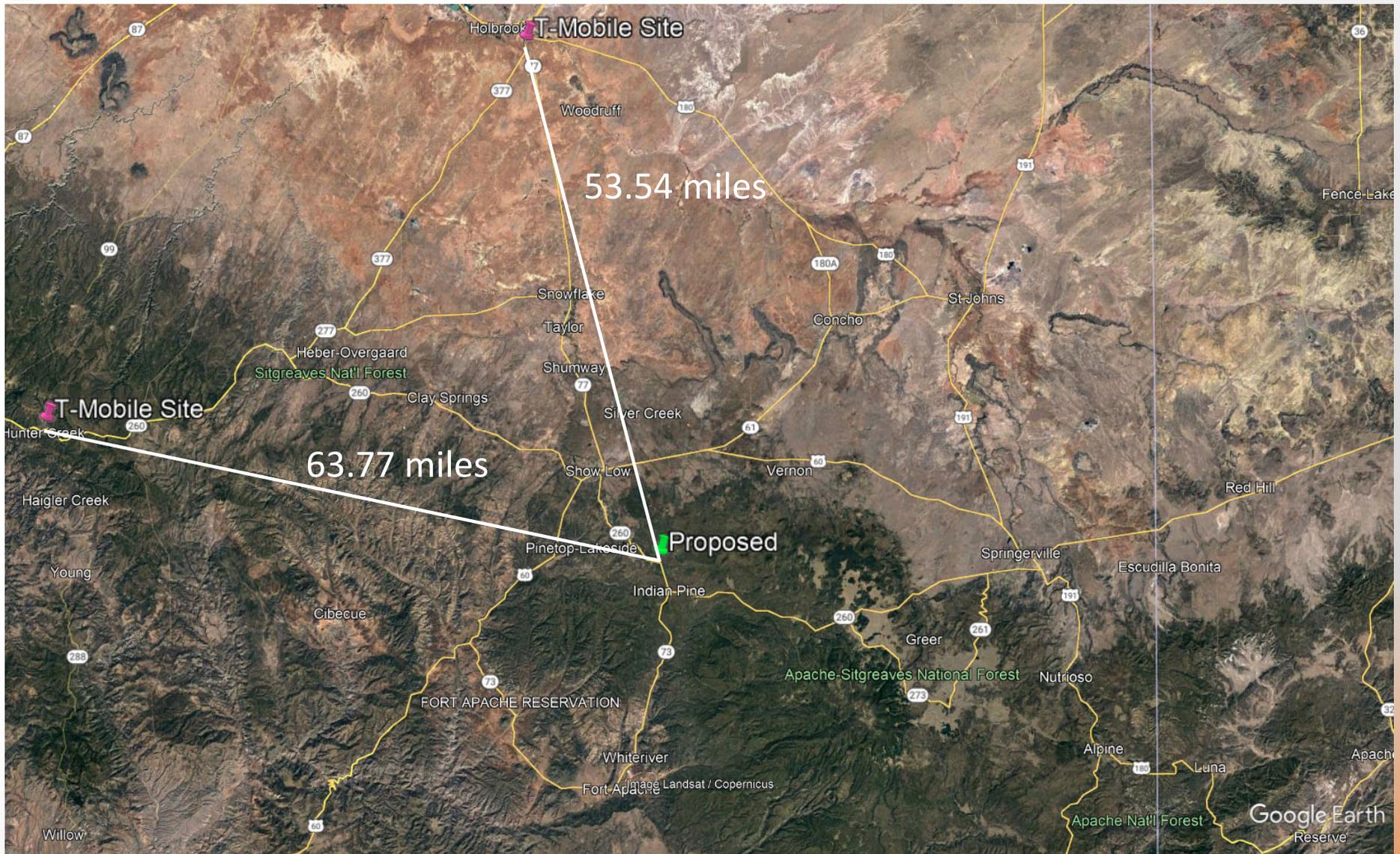
Why here?

- † Lack of coverage in Pinetop
- † Lack of services in the surrounding suburban and rural areas
- † This area is shown in propagation maps and end user mobile reports as a "Significant Gap in Service" area
- † Significant amount of increased network use in the suburban and rural areas of Arizona as more people are working from home and T-Mobile is expanding into these areas

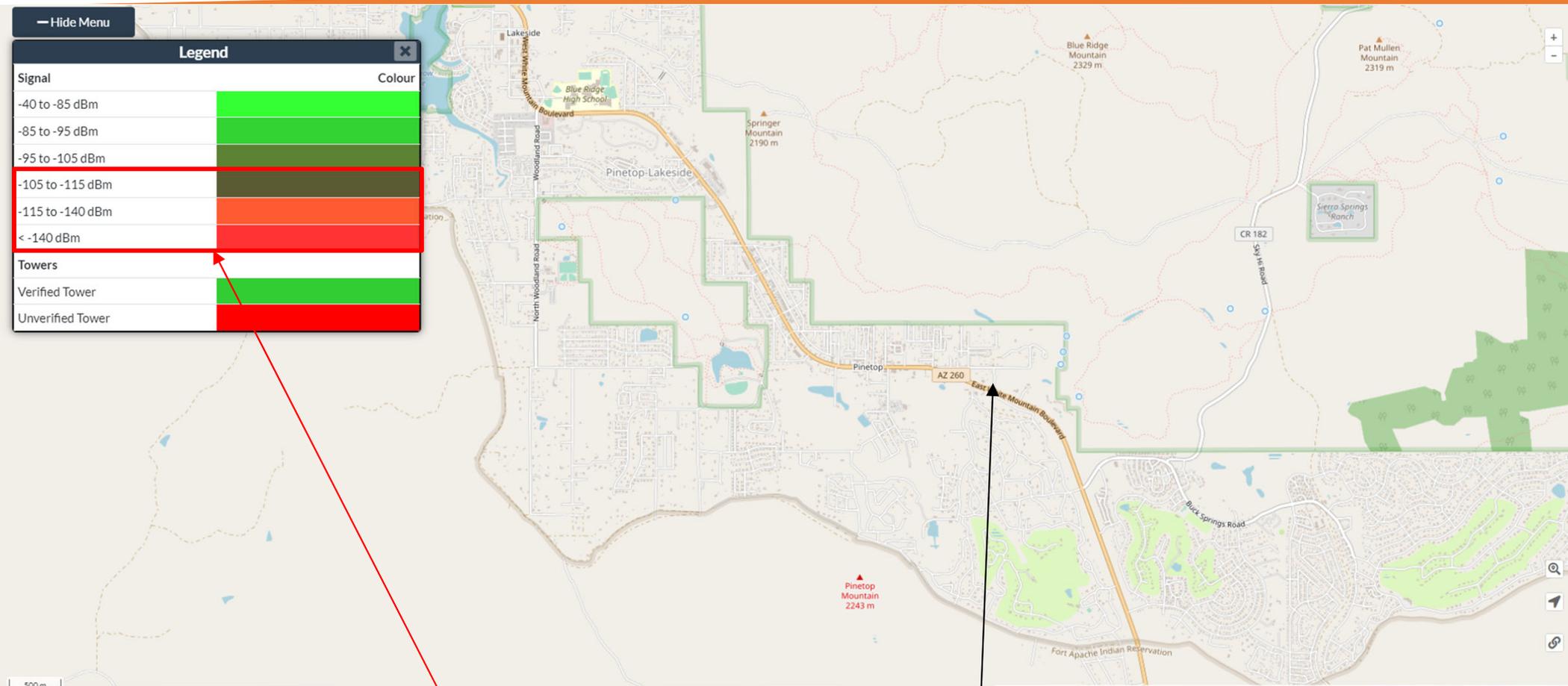
Zoom – proposed site



T-Mobile Sites

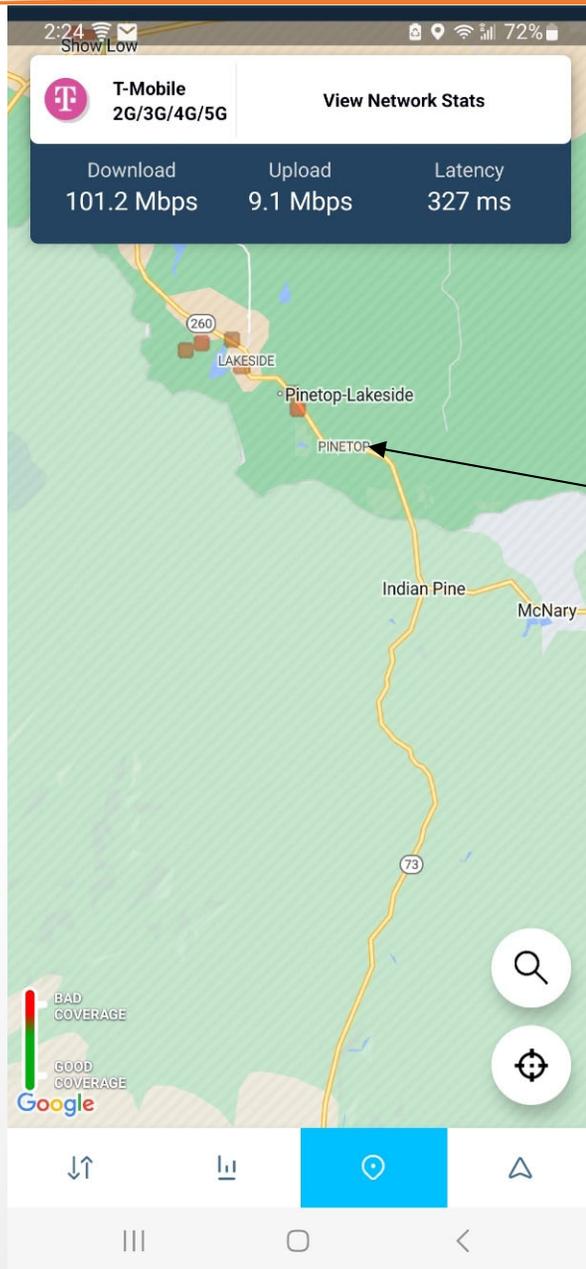


T-Mobile CellMapper



Poor Service Quality

Open Signal T-Mobile Quality Map

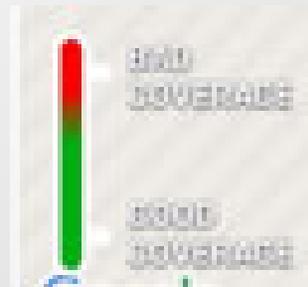


This map shows mobiles reporting quality of their connections to the network. This is crowdsource data from T-Mobile users made available by the OpenSignal App:

<https://www.opensignal.com/apps#section-os-app>

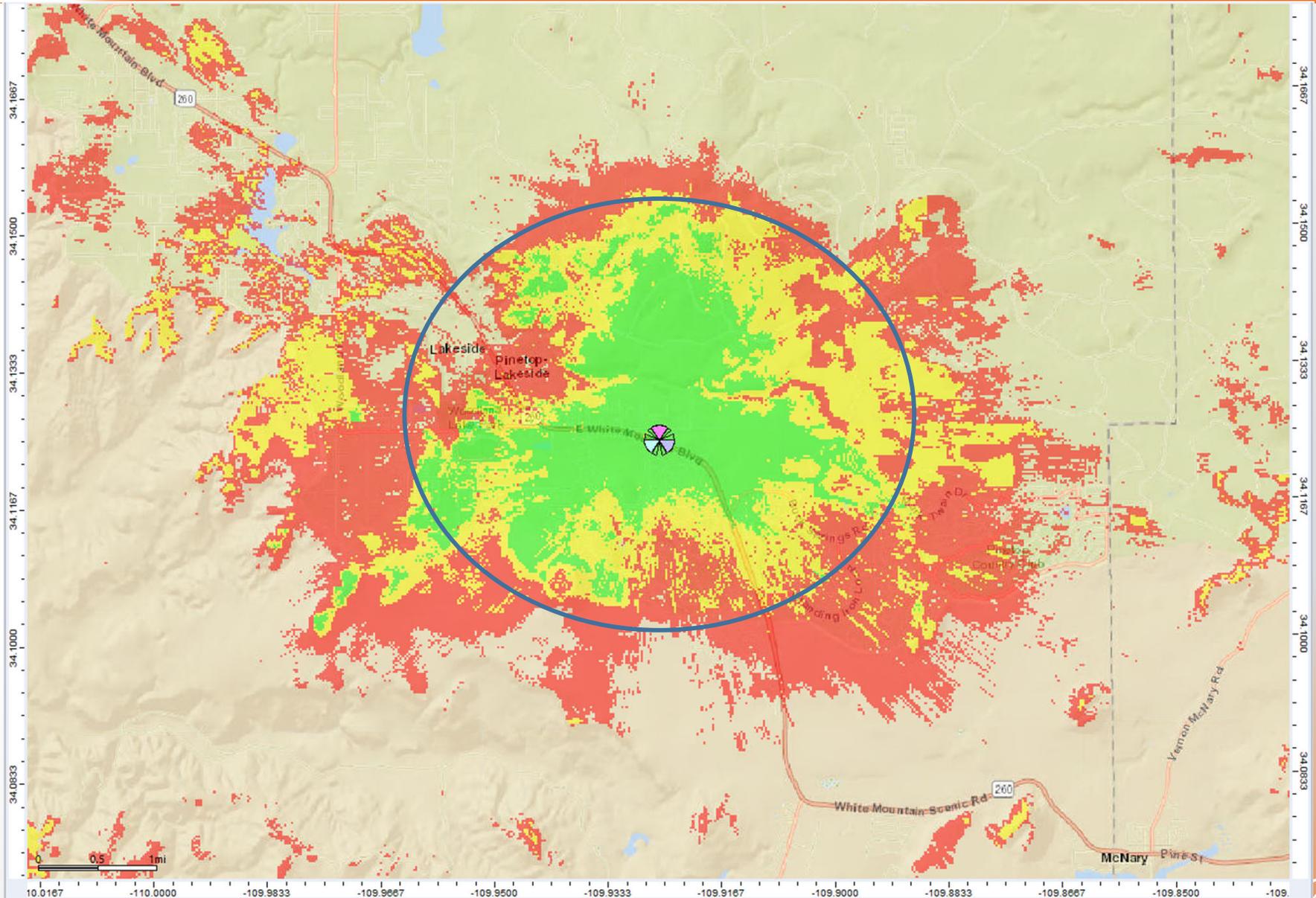
Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

Note the lack of data points shows since there are no T-Mobile sites in the area.



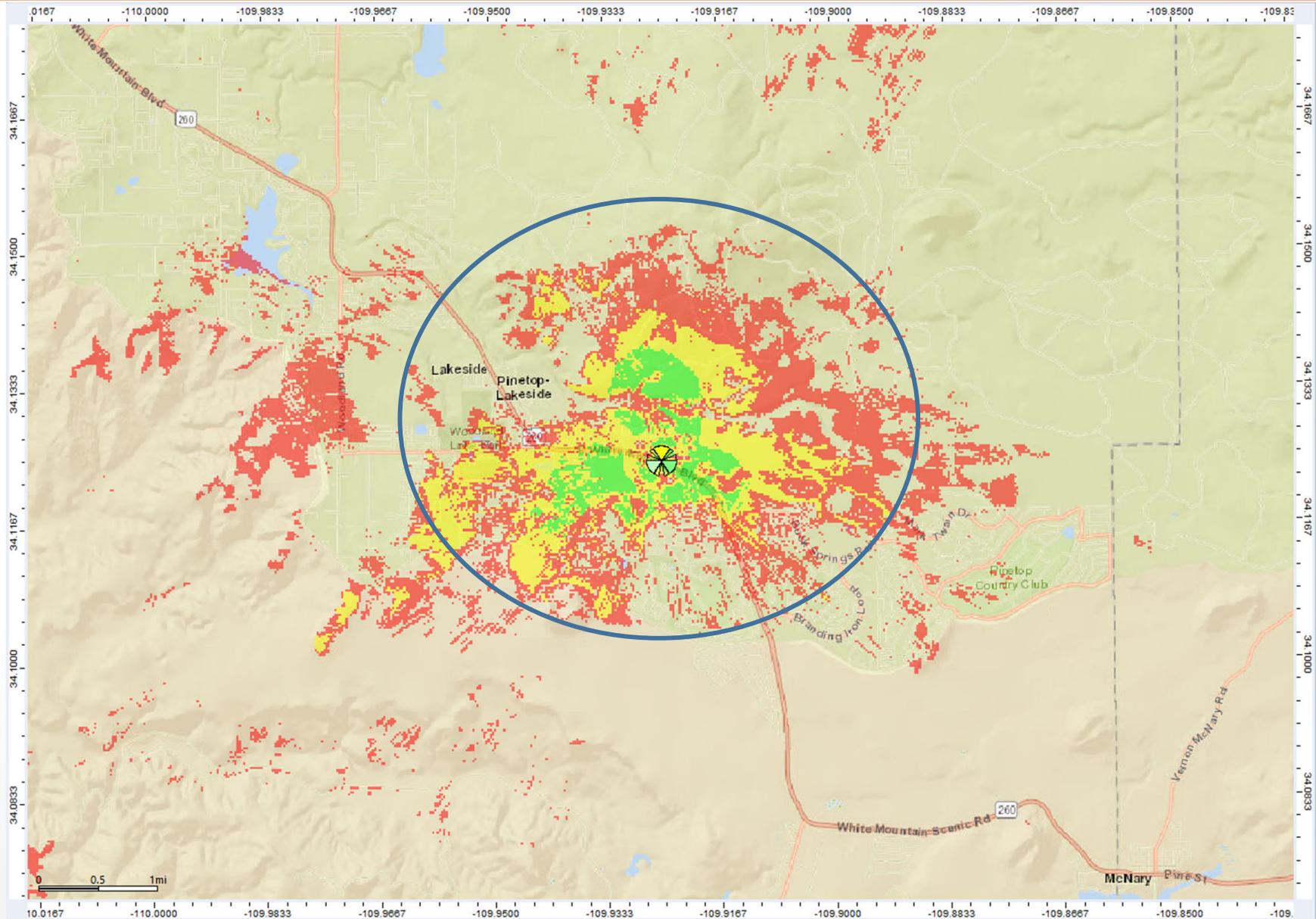
RSRP – Proposed Coverage Low Band

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



RSRP – Proposed Coverage Mid Band

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



WIRELESS NETWORK CONSULTING



AZ-5121 / T-Mobile PH68075A

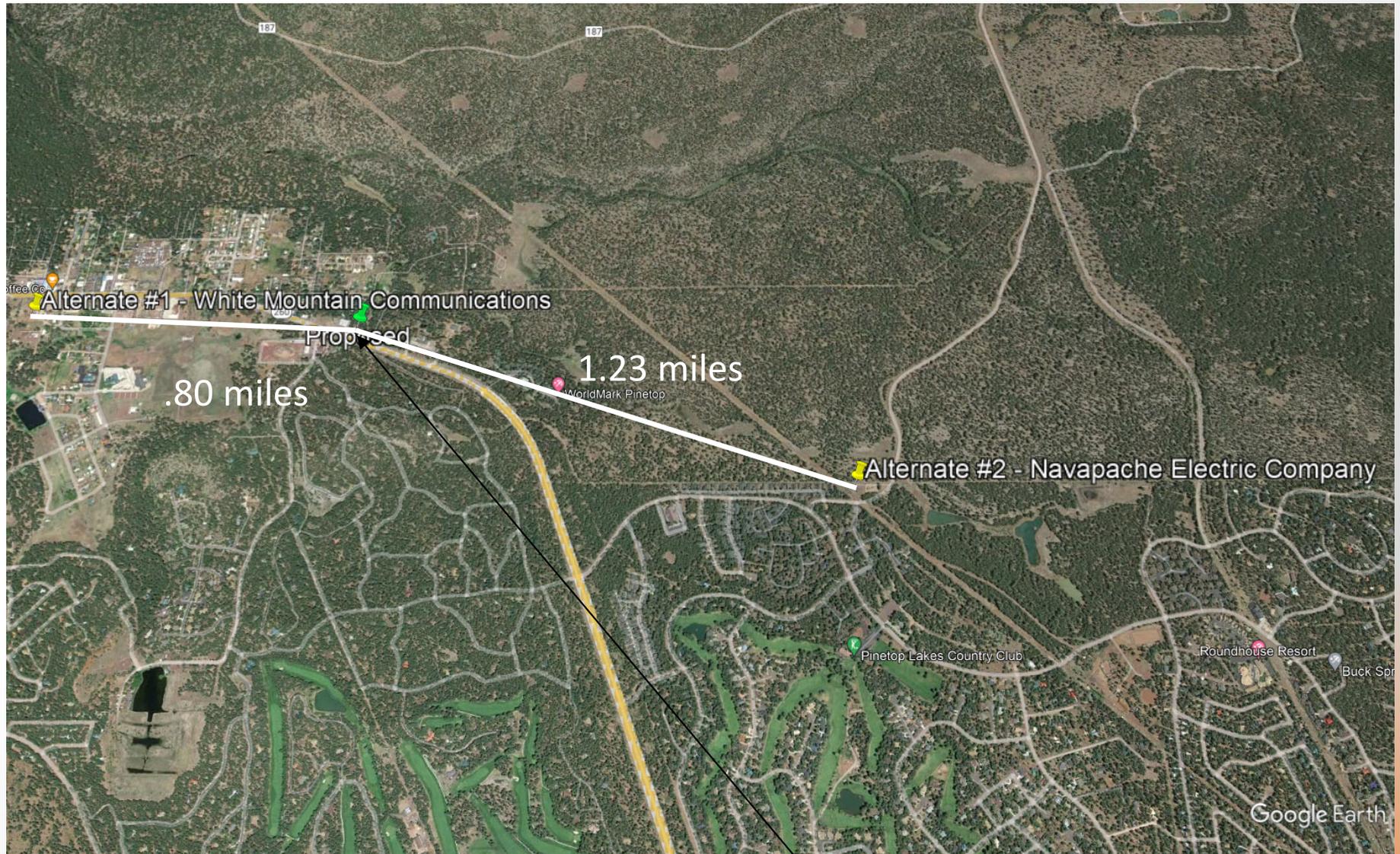
Coverage Cell Split

ALTERNATE SITE ANALYSIS

Alternate Site

- † Local Jurisdiction has requested a review of alternate tower locations close to the proposed
- † (2) Towers exist within 1.25 miles of the proposed
- † Primary coverage objective is Hwy 260 towards Pinetop-Lakeside and South and East of the proposed towards the country club
- † The following propagation modeling is for low band as well as mid band frequencies

Area



Proposed Site

2023

Alternate Site #1

- † Owned by White Mountain Communications
- † 150' Self Support Tower
- † Highest Height available 110' AGL
- † Coordinates
 - 34.125030 Latitude
 - -109.938997 Longitude
- Ground Elevation – 6961' AMSL

Alternate Site #2

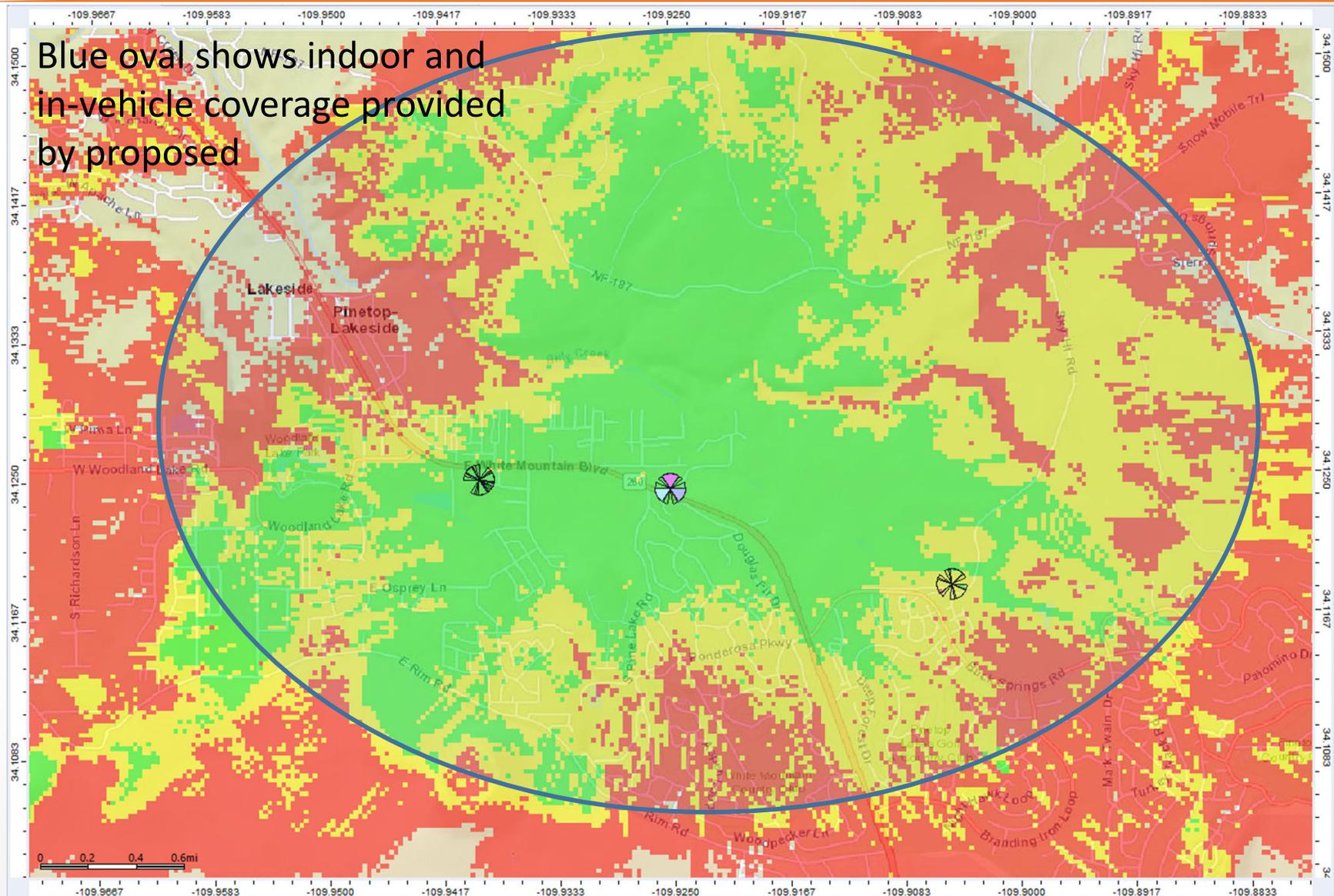
- † Owned by Navapache Electric Company
- † 196' Self Support Tower
- † Highest Height available 130' AGL
- † Coordinates
 - 34.118444 Latitude
 - -109.904806 Longitude
- † Ground Elevation -7178' AMSL

Lower Antenna Height

- † Jurisdiction requested that the proposed antennas be lowered to 71' AGL and compare to the proposed

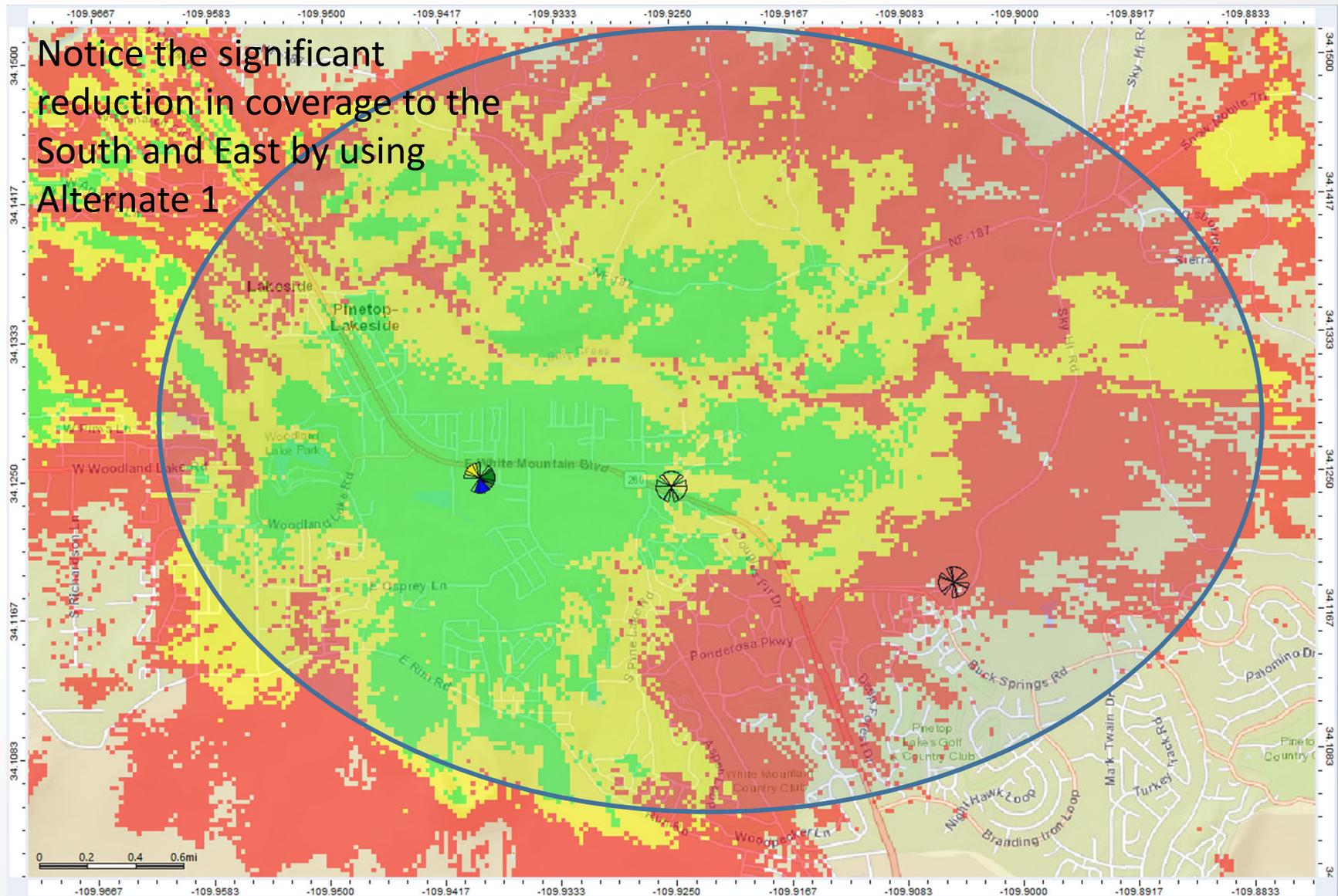
RSRP Coverage – Proposed Low Band (171' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



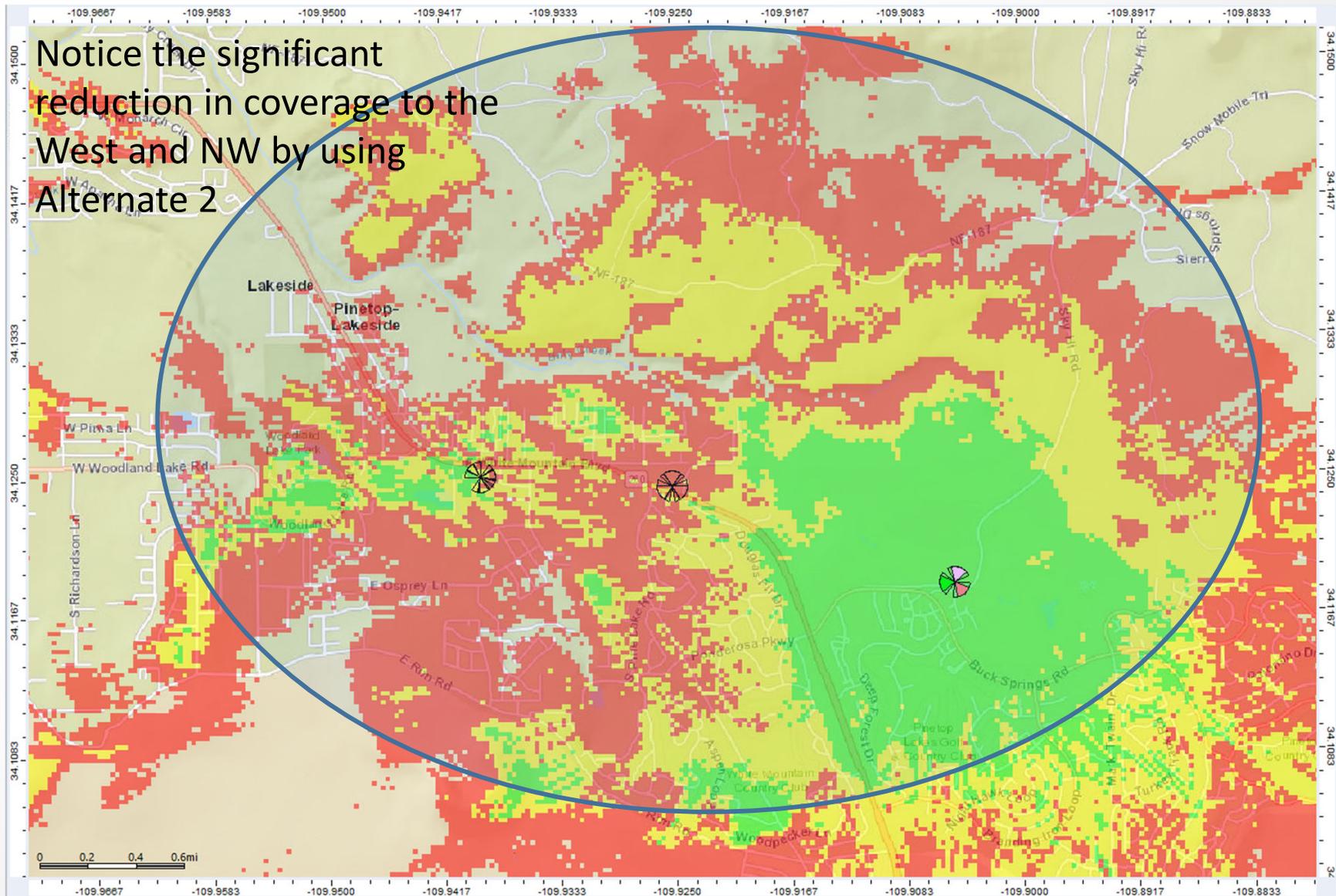
RSRP Coverage – Alternate 1 Low Band (110' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



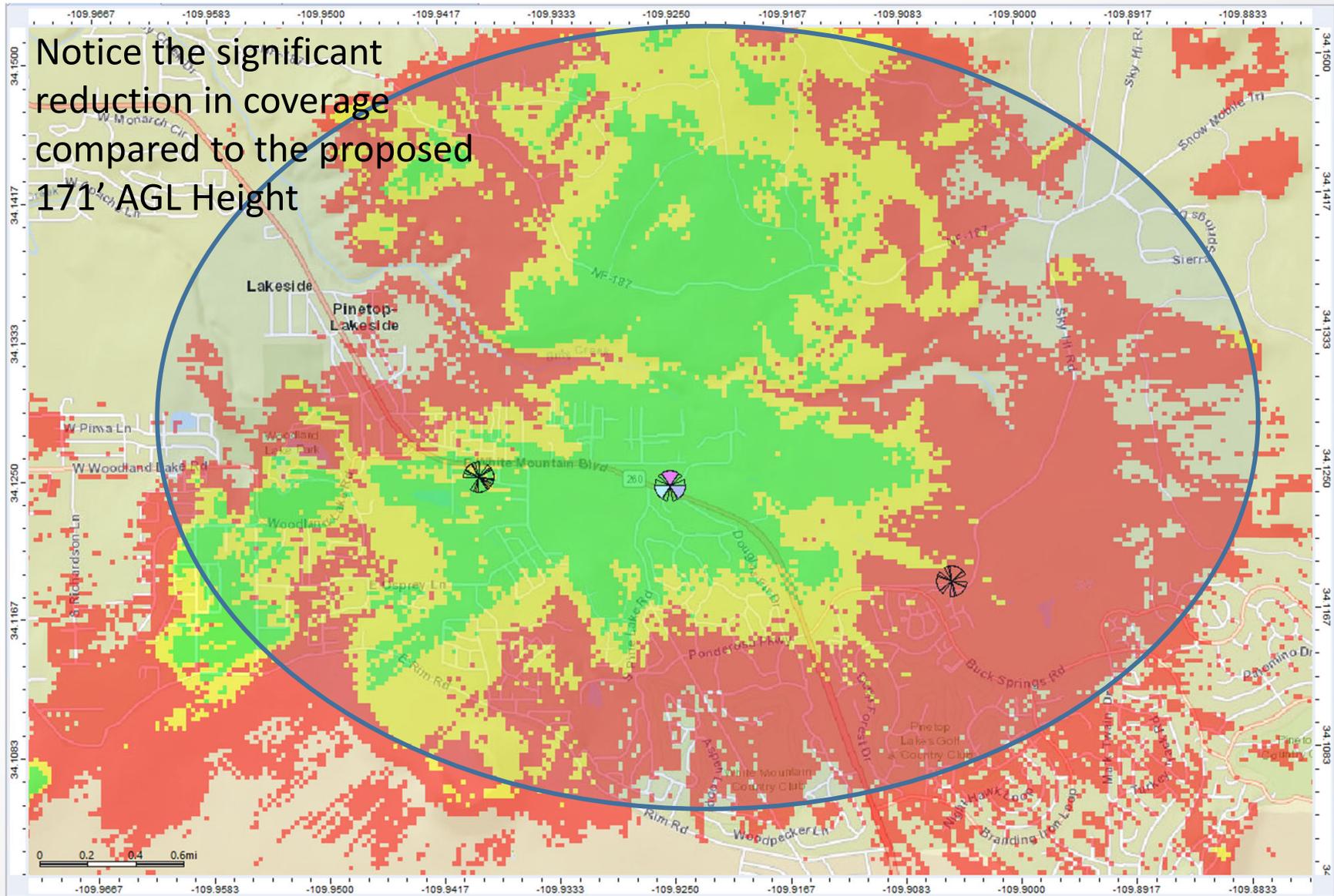
RSRP Coverage – Alternate 2 Low Band

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



RSRP Coverage – Proposed Low Band (71' AGL)

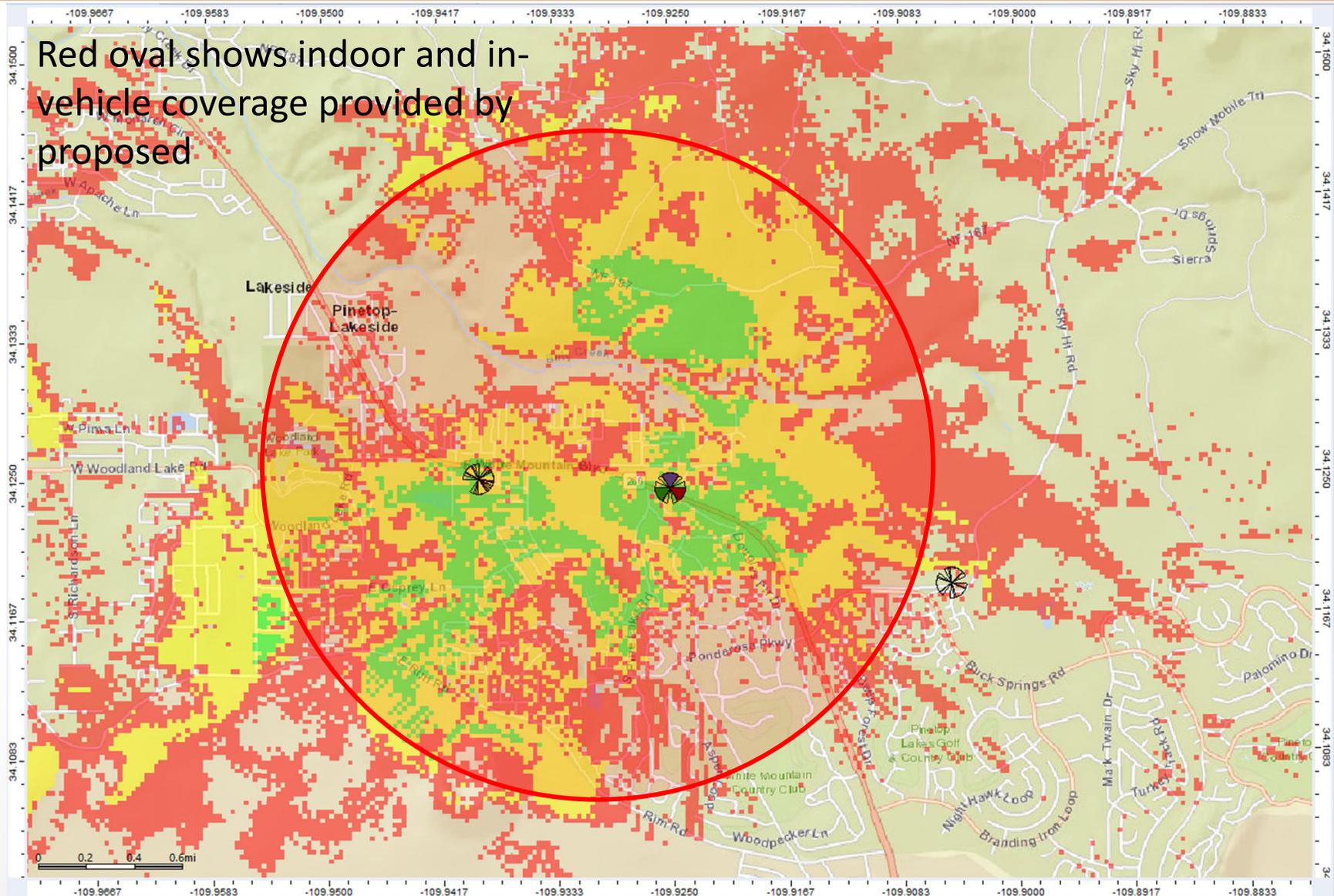
LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



Notice the significant reduction in coverage compared to the proposed 171' AGL Height

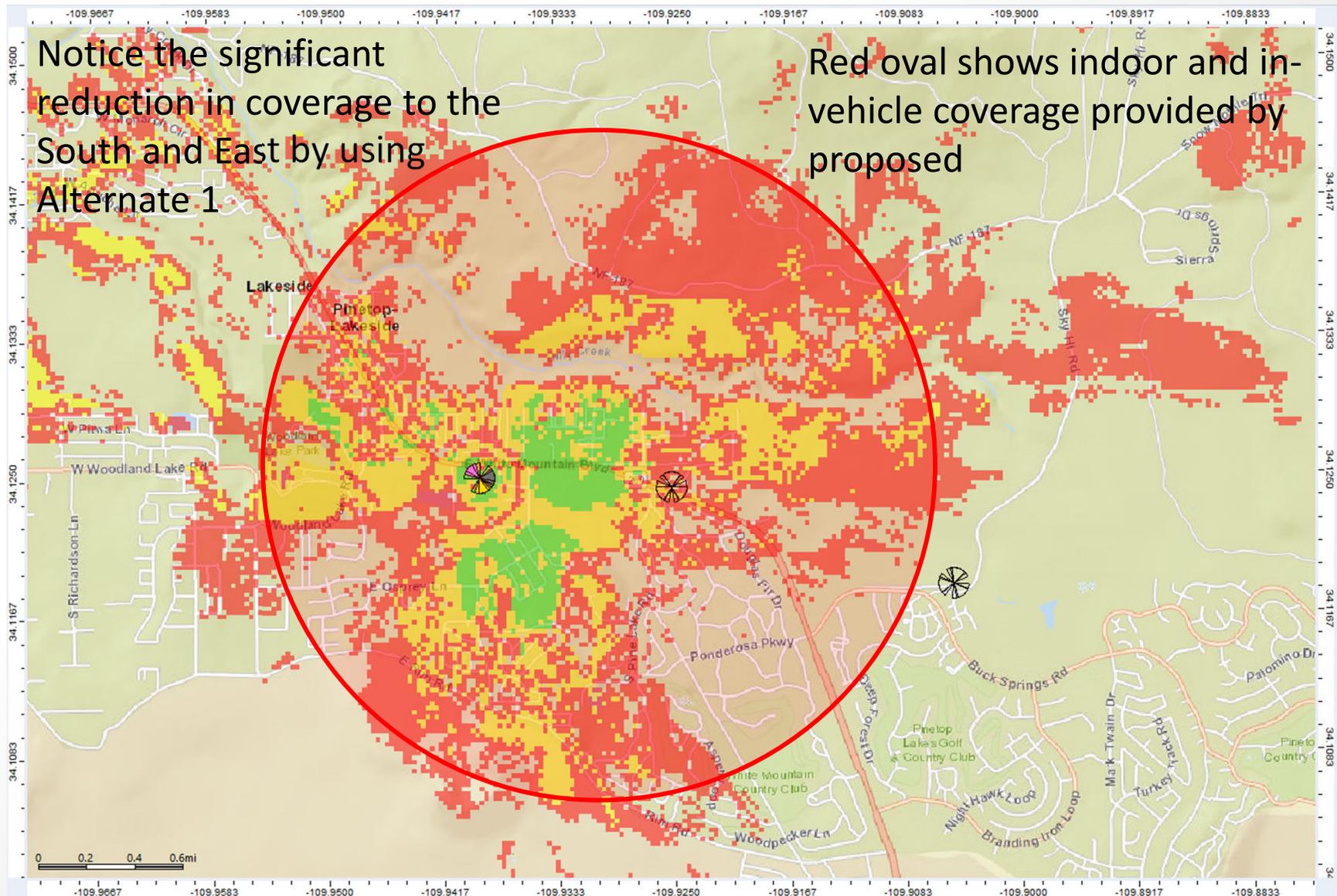
RSRP Coverage – Proposed Mid Band (171' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



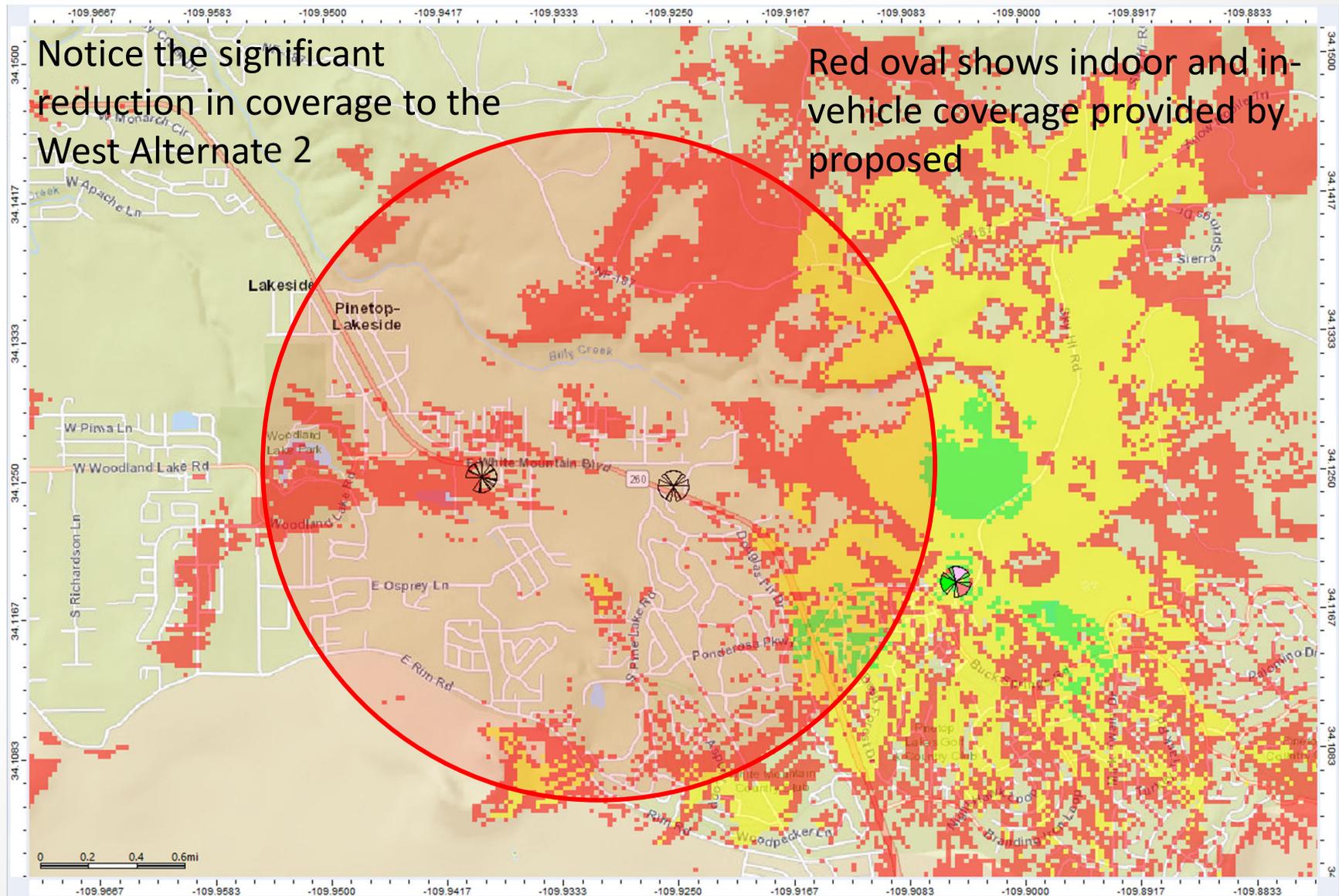
RSRP Coverage – Alternate 1 Mid Band (110' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



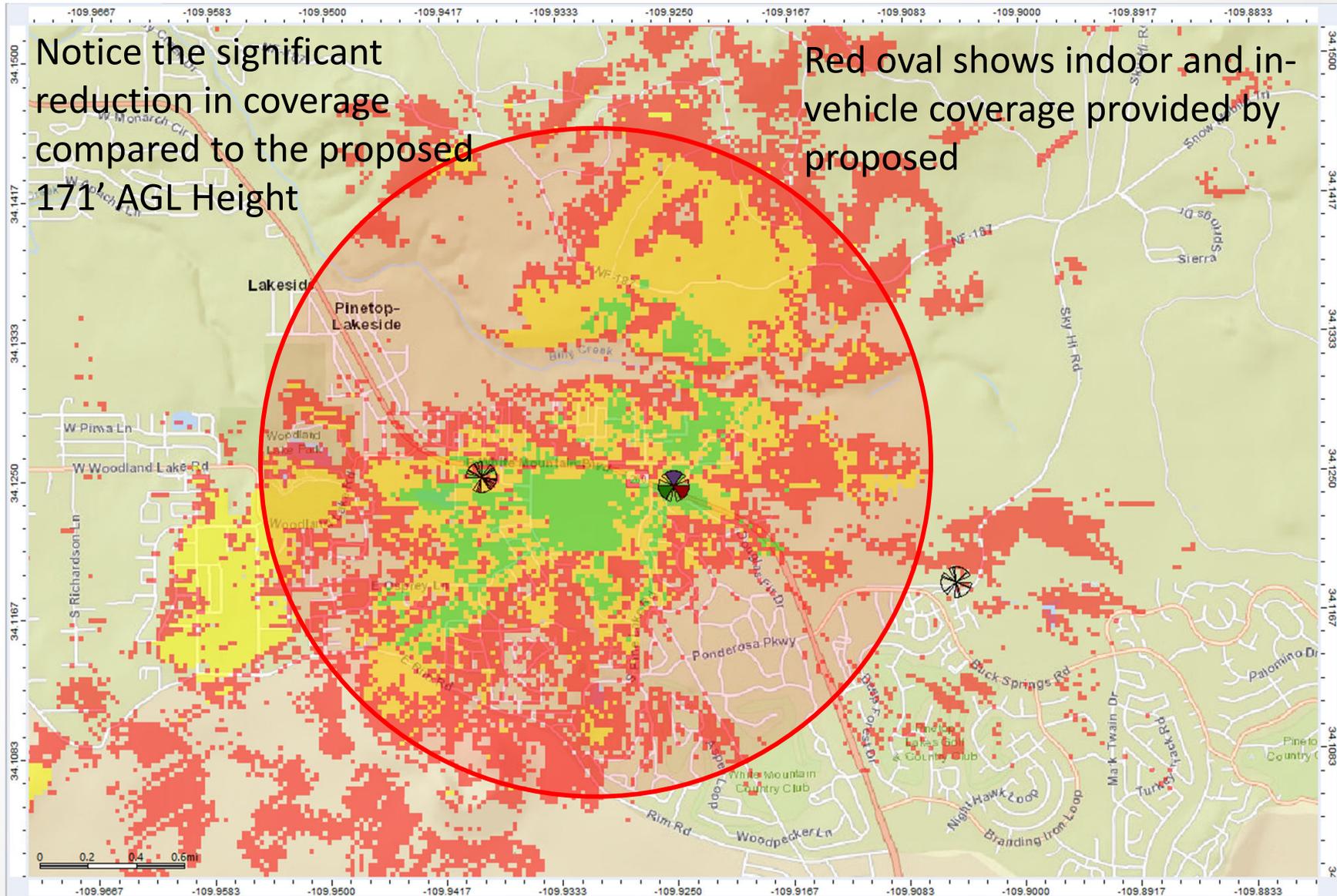
RSRP Coverage – Alternate 2 Mid Band

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



RSRP Coverage – Proposed Mid Band (71' AGL)

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



Analysis

- † Alternate sites do not provide the same level of service as the proposed.
- † Heights available on the alternates are not as high as the proposed
- † Alternates impact the coverage of low band frequencies and significantly impact coverage of mid band frequencies
- † Reduction in antenna height to 71' AGL significantly reduces the coverage provided in low and mid band frequencies

Summary

- † Recommend approval of the proposed at the height requested in order for T-Mobile to provide high quality service to the area