

# **TOWN OF PARADISE VALLEY**

## **Personal Wireless Service Facilities Text Amendment (PWSF)**

### **Public Hearing**



Planning Commission  
April 16, 2024



# TODAY'S GOAL & AGENDA

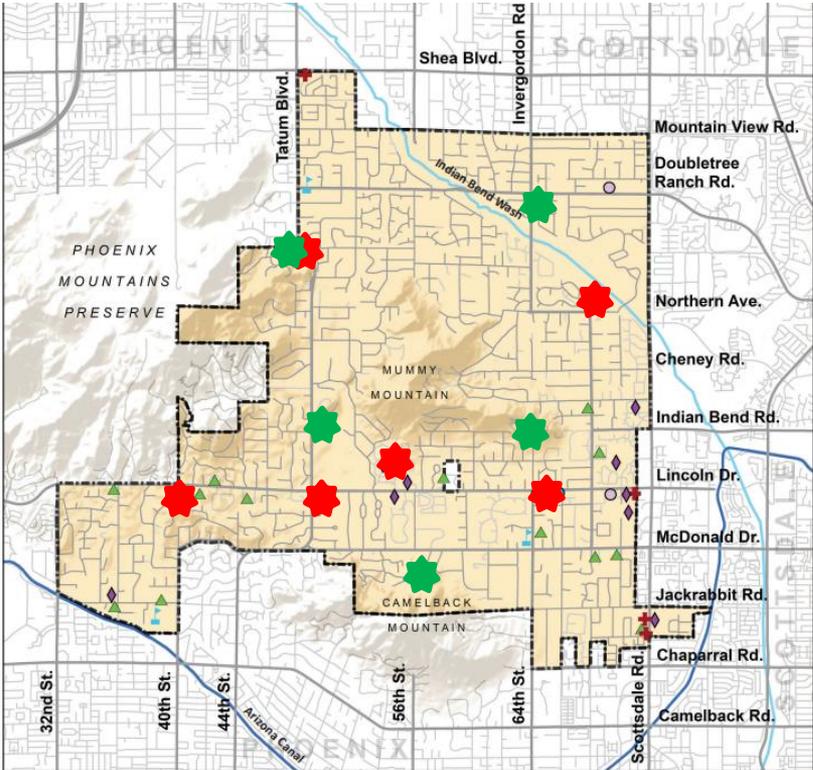
- **Hold public hearing on amendments to Article XII, Personal Wireless Service Facilities (PWSF) relating to the process for site approvals**

## Agenda

1. Overview of Background
2. Review Prior Discussion
3. Review Article XII Amendment
4. Hold Public Hearing



# EXISTING PWSF LOCATIONS



## Existing PWSF Locations

- Fire Station at Tatum*
- Camelback Golf Club*
- Town Hall*
- Camelback Inn*
- Montelucia*
- Christ Church of the Ascension*

## Primary Sites

- Sanctuary on Camelback Mountain*
- Paradise Valley Country Club*
- Fire Station #91*
- Cosanti Foundation*
- Town-owned 7012 N Invergordon Road*

### Legend

- |                  |                   |                  |
|------------------|-------------------|------------------|
| Planning Area    | Places of Worship | Public           |
| Municipal Limits | Medical Office    | Resort/Golf Club |
| Roads            | Other             | School (Private) |
| Indian Bend Wash |                   |                  |
| Arizona Canal    |                   |                  |

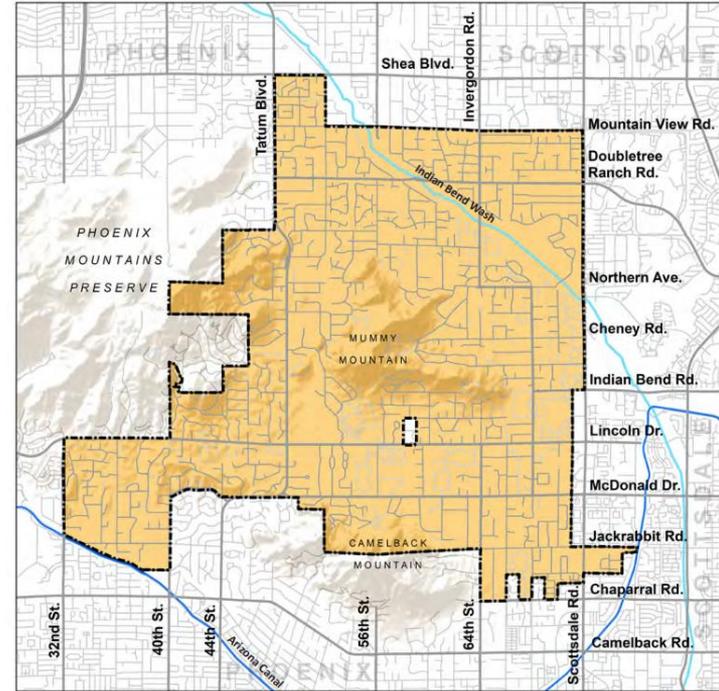


Source:  
US Census Bureau,  
Town of Paradise  
Valley

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# NETWORK CHALLENGES

- Macro/small cell network is generally line-of-sight technology
- Hillside within Town limits the coverage range
- Limits on placing PWSF on a site with a dwelling (except SUP)
  - Town is predominantly residential (~37 non-residential properties)
  - Large lot, low-density community
- Low population which impacts wireless carrier return on investment
- Town has a higher level of process review than most communities



### Legend

- Planning Area
- Municipal Limits

N  
Source:  
US Census Bureau,  
Town of Paradise  
Valley



A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, RELATING TO PERSONAL WIRELESS SERVICE FACILITIES, AND REPEALING RESOLUTIONS 932 AND 932(A).

WHEREAS, the Mayor and Town Council (the "Town Council") of the Town of Paradise Valley (the "Town") adopted Resolution 932 on February 26, 1998, providing a non-exclusive list of potential Personal Wireless Service Facilities sites (the "Site List") to be considered in accordance with the Town's Personal Wireless Service Facilities provisions set forth in Article XII of the Town's Zoning Ordinance ("Article XII"); and

WHEREAS, the Town Council adopted Resolution 932(A) on September 20, 2001, to modify the Site List to remove one site; and

WHEREAS, in 2018 the Town Council established a Cellular Service Task Force to study ways to improve voice service, to preserve and maintain the Town's aesthetics expectations, to provide the greatest coverage and capacity with the least visible infrastructure, and to provide infrastructure for future services; and

WHEREAS, in 2018 the Town engaged Engineering Wireless Services ("EWS") to complete a radio frequency strength and quality study of the main carriers within the Town limits (the "Study"); the 2018 study was updated in 2021; and

WHEREAS, in 2022, the Town, EWS, and T-Mobile representatives canvassed several sites within the Town limits that the Study showed to best fit Town and carrier needs to improve coverage and capacity with the least visible infrastructure. Based upon this canvas, the group identified five primary sites: (i) the Sanchariy on Camelback Mountain located at 5600 E. McDonald Drive, (ii) the Paradise Valley Country Club located at 7101 N. Tatum Boulevard, (iii) the Town's Fire Station #91 located at 8444 N. Tatum Boulevard, (iv) the Cosanti Foundation property located at 5433 E. Doubletree Ranch Road, and (v) a Town-owned parcel on Mummy Mountain located at 7012 N. Invergordon Road (collectively, the "Primary Sites"); and

WHEREAS, the Town Council at its study session on September 8, 2022, discussed next steps in moving the goals of the Cellular Service Task Force forward; and

WHEREAS, the Town Council at its study session on October 27, 2022, discussed implementing a time-sensitive process and option to waive application fees for the Primary Sites; and

WHEREAS, the Town Council desires to (i) repeal Resolutions 932 and 932(A) and replace the Site List therein with the non-exclusive list set forth in this resolution, including two new locations, and (ii) provide guidance with respect to Conditional Use Permits considered for the Primary Sites identified in the Study.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise Valley, Arizona, as follows:

4624472.6

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# RESOLUTION 2022-23 5

- Identifies potential PWSF locations
- Added Cosanti and Invergordon site
- Directs Commission to consider Task Force goals
- Directs Commission to move forward with a text amendment for a managerial or similar PWSF process
- Provides guidelines for the 5 Primary Sites on number, location, height, setback, and design
- Allows waiving application fees
- Acknowledged timing as an incentive



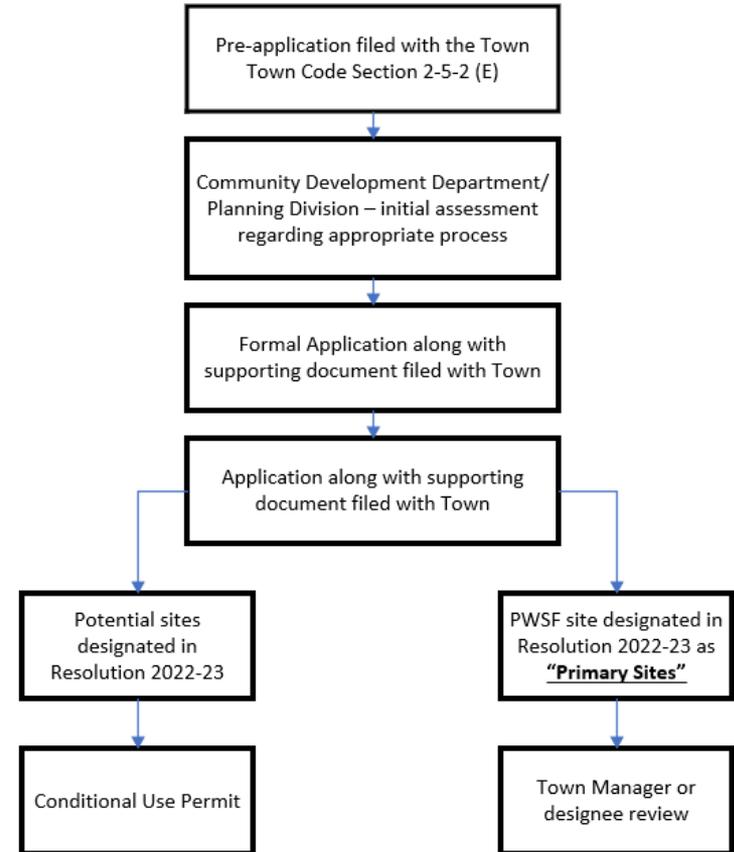
# PWSF PROCESS

## Current Administrative Process:

- Pre-application, before formal application
- Staff review against guidelines/code
- Planning Commission Study Session(s)
- Conditional Use Permit (CUP) via Planning Commission Hearing
- 4 to 5 months to complete (typical)

## Proposed Administrative Process:

- Pre-application, before formal application
- Staff review against guidelines/code
- Town Manager action
- Council notice/ability for an appeal meeting
- 1 to 2 months to complete (typical)



# COMMISSION DISCUSSION (APRIL 2024)

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- Vice Mayor provided background
- 5 Primary Sites cover most of gaps, but depends on cell providers and Primary Site owners to invest in these improvements
- Town's effort is primarily assistance with streamlining process and waiving application fees where appropriate
- Noticing occurred on the front end (i.e., various Council meetings on cell gap coverage, Citizen Review Sessions/noticing for this text amendment
- Managerial process has a Town Council review component
- Recapping the reason behind the amendment is to improve cell coverage



# ORDINANCE 2024-02

- Modify Section 1203, General Requirements, to identify the 5 Primary Sites go through the Managerial process

## Section 1203. General Requirements <sup>564</sup>

- A. The determination of where a PWSF shall be located is subject to the following. Certain locations have been identified by the Town as potential PWSF sites, ~~which and~~ are subject to all of the provisions of this Article and the Town Code. ~~Said~~ said the potential PWSF site locations are set forth in Town of Paradise Valley Resolution No. ~~932~~ 2022-23, as it may be amended from time to time. Any ~~subject property~~ potential PWSF site that meets the requirements of this Article may be eligible for consideration for a PWSF, or modification thereof, ~~pursuant to~~. Those sites designated in Resolution 2022-23 as "Primary Sites" shall be subject to the Managerial Approval/Amendment process set forth in Section 1213 of this Zoning Ordinance; potential locations not designated as "Primary Sites" require a conditional use permit; pursuant to Section 1103.2 of this Zoning Ordinance. All PWSF shall be developed in accordance with the standards in this ~~a~~ Article.
- B. ~~A PWSF or modification thereof is permitted only with a conditional use permit, granted pursuant to Article 11, Sections 1103 et seq of the Zoning Ordinance and this Article. No~~ Except for "Primary Sites" as described above, no PWSF may be developed, located, constructed or operated without a conditional use permit. ~~A~~ Except for "Primary Sites" as described above, a conditional use permit is required for any modification to a PWSF.
- C. A PWSF may be mounted on a structure ~~which~~ that is not a dwelling unit on the side or roof in accordance with the requirements of this Article. A PWSF is prohibited on any dwelling unit or site containing dwelling units ~~(s)~~ unless otherwise authorized as a Primary Site pursuant to Subsection A of this section.



# ORDINANCE 2024-02

- Add Section 1213, that defines to process
- Modeled after the Managerial SUP process (Section 1102.8A, Zoning Ordinance)
- No other changes to Article XII, PWSF

## Process

- ❖ Pre-application review (15 – 20 days)
- ❖ Formal application submittal
  - *Staff reviews against guidelines/code*
  - *If not met, follows CUP process*
- ❖ Town Manager action
- ❖ Town Manager forward to Council (2 business days)
- ❖ Council review (7 calendar days)
  - *If 3 members disagree = appeal*
- ❖ Defines the appeal meeting process
  - *14 calendar days*
  - *Held at Council meeting*

### Section 1213. Managerial PWSF Approvals/Amendments

The application process for a Managerial Approval/Amendment is comprised of two phases. Phase I is the application submittal process, in which the applicant and Town staff work together to create a complete application. Phase II consists of the formal project review by the Town Manager or designee.

A. The applicant must first complete the pre-application review process in accordance with Section 2-5-2(E) of the Town Code. A formal application can then be made to the Town including all documents and materials deemed necessary by the Town Manager for compliance with the applicable “Primary Site” requirements set forth in Town of Paradise Valley Resolution No. 2022-23, as it may be amended from time to time. The Town Manager or designee will then review and either approve or deny the application.

B. The Town Manager (or designee) shall transmit all determinations approving a Managerial Approval/Amendment to the Town Council within two (2) business days of making the determination.

C. The Town Manager’s (or designee’s) decision shall be final unless within seven (7) calendar days after the Town Manager’s (or designee’s) written determination at least three (3) members of the Town Council submit a written request to the Town Manager to appeal the Managerial Approval/Amendment.

D. The Town Council shall have the authority to decide appeals of an approved Managerial Approval/Amendment application. The appeal shall be set for consideration at a Town Council meeting within fourteen (14) calendar days after the Town Manager’s receipt of the third written appeal request. The Town Council shall first decide, by a majority vote of the members present and not otherwise disqualified, to affirm whether the Town Manager’s (or designee’s) decision meets the criteria for a Managerial Approval/Amendment related to a Primary Site. If the Council decides that the criteria have been met, then there shall be no further appeal and the Managerial Approval/Amendment is final. If the Council decides that the criteria have not been met, the Town Council may deny the Managerial Approval/Amendment, in whole or in part. A majority vote of the members present and not otherwise disqualified shall be necessary to deny or modify the decision of the Town Manager (or designee); otherwise the written determination shall be affirmed.

# RESIDENT COMMENTS

- **2023 Citizen Review Session**

- Resident near Cosanti expressing health concerns
- Resident if new process applies to all Town-owned property (no, only 5 sites listed)

- **2024 Citizen Review Session**

- None



# NEXT STEPS/QUESTIONS

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- **May/June**
  - Town Council Study Session
  - Town Council Public Hearing

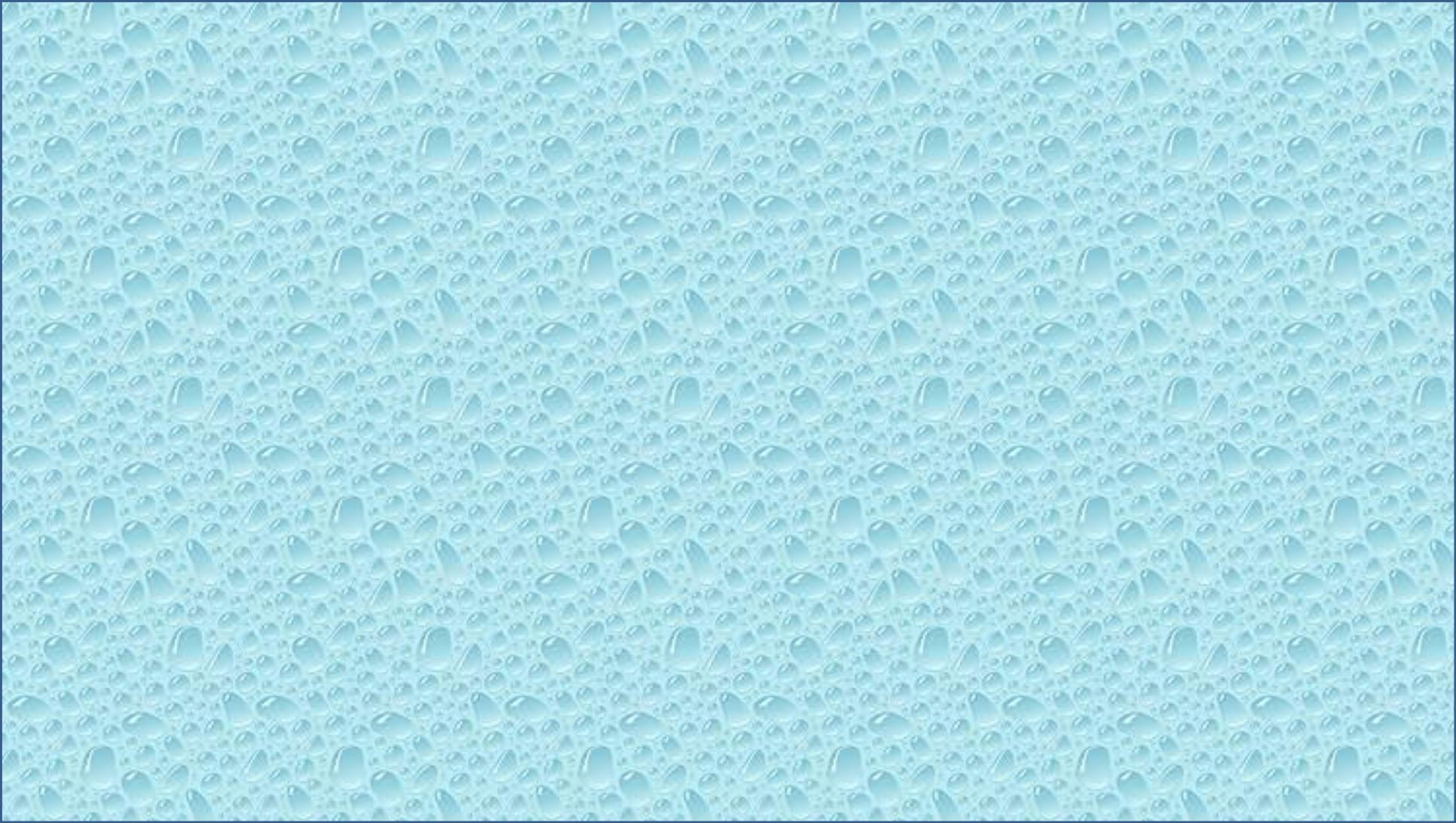


# RECOMMENDATION

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It is recommended that the Planning Commission forward [approval] of Ordinance 2024-02, amending Article XII, Personal Wireless Service Facilities, of the Zoning Ordinance relating to the process for site approvals.





# SLIDES FOR REFERENCE BELOW

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Additional information



# BASIC NETWORK COMPONENTS



## MACRO SITE (PWSF)

Height	50 feet to 200 feet (most places) 24 feet to 36 feet (Paradise Valley)
Range	Few miles (less when lower in height)
Location	Private Property
Design	Monopole – camouflaged or not Part of building design (Paradise Valley)
Code	Article XII, Town Zoning Ordinance Article XI, Town Zoning Ordinance Resolution 2022-23

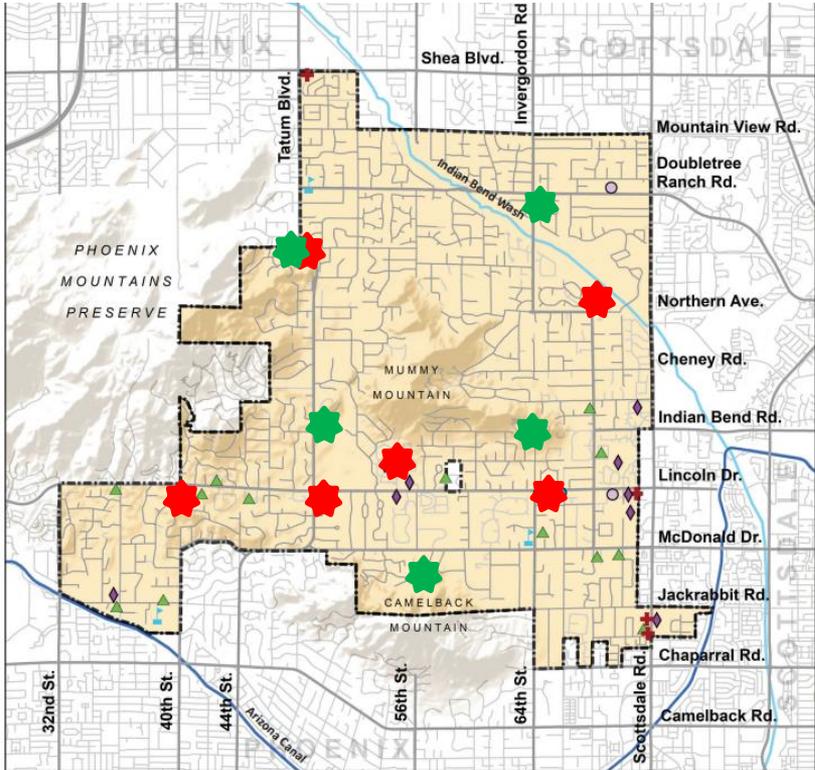


## SMALL WIRELESS FACILITY (SWF)

Height	Up to 24 feet (most places) 24 feet (Paradise Valley, faux cactus) 35 feet (Paradise Valley, light pole)
Range	About 100 yards
Location	Right-of-way
Design	Traffic/light pole Mostly faux cactus (Paradise Valley)
Code	Section 2-5-2.1, Town Code A.R.S 9-591 – 9.599



# EXISTING PWSF LOCATIONS



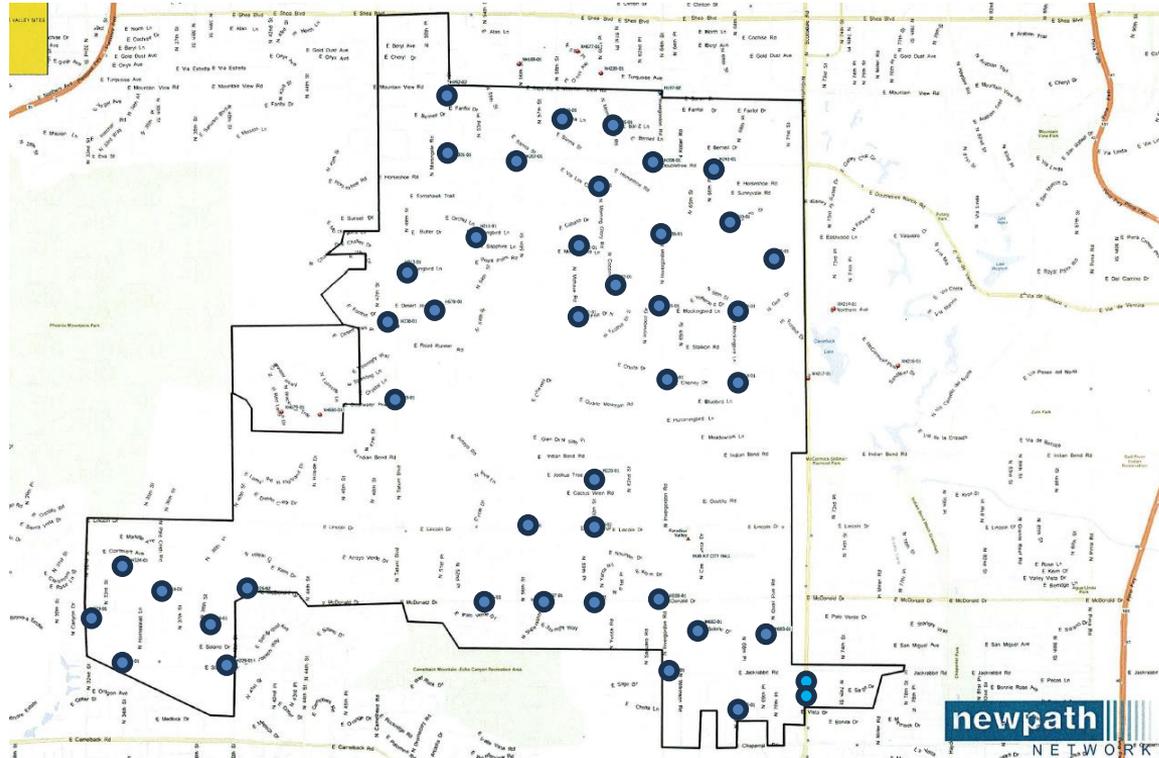
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# SWF LOCATIONS



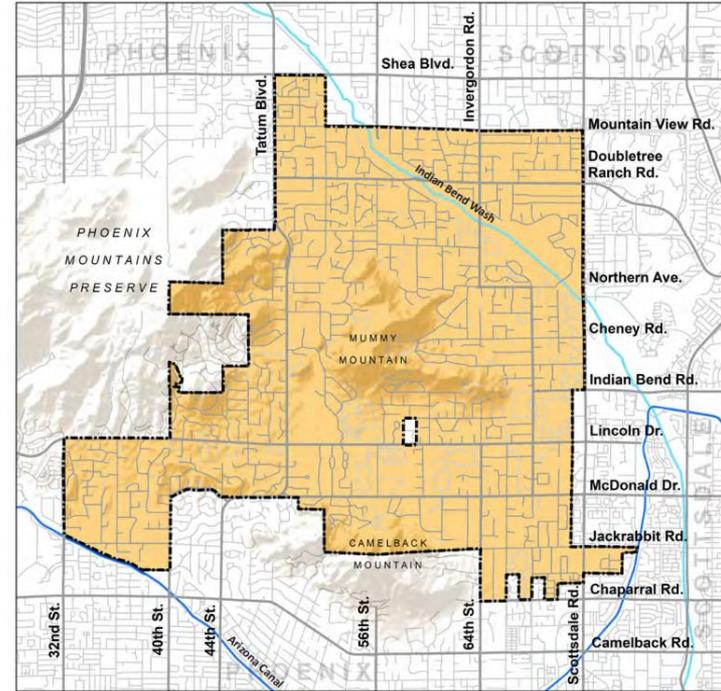
SITE NUMBER	INTERSECTION	CORNER	STRUCTURE TYPE
H192	E Mountainview Rd & N 52nd St	SWC	Cactus
H197	E Mountainview Rd & N Invergardon	SWC	Cactus
H207	E Double Tree Ranch Rd & N 56th St	SEC	Cactus
H208	W of N Inverdordon & Southside of E Double Tree Ranch Rd	S Side	Cactus
H209	E Via Los Caballos & Via Del Cielo	SWC	Cactus
H210	North of E Caballo Dr, Westside of N 68th St	W Side	Cactus
H211	North Side of E Mockingbird Ln at N 54th St	N Side	Cactus
H212	N Mohave/59th St. & E Mockingbird Ln	SEC	Cactus
H213	N Tatum Blvd & E Mockingbird Ln	NEC	Traffic Pole
H215	North of E Northern Ave, Westside of N Invergardon Rd	W Side	Cactus
H218	East Side of N Mockingbird LN & N of E Cheney Dr	E Side	Cactus
H219	E Clearwater Pkwy & N Tatum Blvd	NWC	Street Light
H220	South side of E Joshua Tree Ln, East of N 60th St	S Side	Cactus
H221	E Lincoln Dr & 56th St	SWC	Traffic Pole
H225	SEC of Median on E McDonald Dr & 41st PI	SEC	Cactus
H226	South of E McDonald Dr & Eastside of N 54th St	SEC	Cactus
H227	Southside of E McDonald Dr at N 59th PI	S Side	Cactus
H228	E McDonald Dr & N Invergardon Rd	SEC	Street Light
H229	Westside of N 40th St and North of E Stanford Dr	W Side	Cactus
H231	Southside of E Stanford, E of N 32nd Street	S Side	Cactus
H232	N Invergardon & E Jackrabbit Rd	SEC	Street Light
H236	S of E Calle Bruvira & Eastside of N Invergardon	E Side	Cactus
H237	E Cheney Dr & N Invergardon Rd	NWC	Cactus
H238	N Mockingbird LN & E Northern Av	E Side	Cactus
H240	N 58th St & E Donna Ln	NEC	Cactus
H241	E Doubletree Ranch Rd & N 67th St	N Side	Cactus
H242	West Side of N 68th St at E Vista Dr	W Side	Cactus
H318	North of E. Bethany Home Rd & West of N Palo Christi Rd	W Side	Cactus
H323	East Side of N 32nd St, North of El Camino Sin Nombro	E Side	Cactus
H324	South Side of E Valley Vista & W of N 34th PI	S Side	Cactus
H325	West Side of N Morning Glory Rd at E Bar Z Ln	W Side	Cactus
H326	E Double Tree Ranch Rd & N 52nd St	SEC	Cactus
H327	E McDonald Dr & Nauni Valley Dr	S Side	Cactus
H328	N 60th St and E Lincoln Dr	S Side	Cactus
H329	E San Miguel Ave, East of N 38th PI	E Side	Cactus
H330	West Side of N Tatum Blvd, North of E Road Runner	W Side	Cactus
H331	Y intersection of N Mohave Rd & E Foothill Rd	W Side	Cactus
H332	East Side of N Coconino Rd, South of E Mockingbird Ln	E Side	Cactus
H678	South of E Desert Jewel & Eastside of N Arroyo Dr	E Side	Cactus
H682	South of E Solano Dr & Westside of N Casa Blanca Dr	W Side	Cactus
H683	E Montebello & N 70th St (Quail Run)	W Side	Cactus
H685	N Golf Dr between E Oak Mont Dr & Merion Wy	S Side	Cactus



- 42 nodes approved via SUP 7/8/2010
- New Path (Crown Castle)
- AT&T and Verizon using
- 2 small cell approved 2022 along Scottsdale Road

# NETWORK CHALLENGES

- Macro/small cell network is generally line-of-sight technology
- Hillside within Town limits the coverage range
- Limits on placing PWSF on a site with a dwelling (except SUP)
  - Town is predominantly residential (~37 non-residential properties)
  - Large lot, low-density community
- Low population which impacts wireless carrier return on investment
- Town has a higher level of process review than most communities



**Legend**

- Planning Area
- Municipal Limits

Source:  
US Census Bureau,  
Town of Paradise  
Valley



# PWSF CODE/RESOLUTIONS

- Article XII, Personal Wireless Service Facilities, of Zoning Ordinance was adopted in 1997 and last revised in 2005 establishes Conditional Use Permit process and site development standards
- Resolutions 932 adopted in 1998 and amended by 932(A) in 2001 and in 2022 by 2022-23 establishes appropriate locations

ZONING ORDINANCE

Article XII. PERSONAL WIRELESS SERVICE FACILITIES 437.455 511 564

Section 1201. Purpose

A. The purpose of this ordinance is to establish appropriate locations, site development standards, and permit requirements to allow for personal wireless services to the residents of the Town, in a manner which will facilitate the location of various types of personal wireless service facilities in locations consistent with the residential character of the Town. The nature of residences, their scale (height and mass), their proximity to each other and the street, and the extensive natural, informal landscaping all contribute to this distinctive character. Precluding the adverse visual impact of these facilities within this virtually developed residential area is one of the primary objectives of this ordinance. Limitations on the height of antennas are intended to conform the antennas to the existing limitations of height of residential buildings. The ordinance is intended to allow personal wireless service facilities which are sufficient to provide adequate service to citizens, the traveling public and others within the Town and to accommodate the need for connection of such services to wireless facilities in adjacent and surrounding communities.

B. It is also the intent that this ordinance and its purposes are implemented as allowed by applicable law, particularly in light of evolving federal and state regulations, laws and interpretations, evolving technology and land uses for personal wireless services.

Section 1202. Definitions

For the purpose of this Article, the following terms shall have the meanings prescribed herein unless the context clearly requires otherwise:

- 1 "Antenna" means the surface from which wireless radio signals are sent from and received by a personal wireless service facility;
- 2 "Applicant" means a person or other entity who submits an application with the Town for a special use permit or major amendment to a special use permit for a personal wireless service facility. A personal wireless service carrier and the owner of the subject property shall be an applicant(s) or co-applicant(s) on such application;
- 3 "Co-location" means the use of a single mount and/or site by more than one personal wireless service;
- 4 "Commercial mobile radio service" means any of several technologies using radio signals at various frequencies to send and receive voice, data or video to and from mobile transceivers;
- 5 "Design" means the appearance of a personal wireless service facility, including but not limited to its material, color or shape;
- 6 "Equipment cabinet" means an enclosed mobile home, shed or box at the base of or near a mount within which are housed, among other things, batteries and electrical equipment (hereinafter referred to as "equipment"). This equipment is connected to the antenna by cable. Equipment cabinets are also called "base transceiver stations";
- 7 "Licensed carrier" means a company authorized by the FCC to build and operate a commercial mobile radio services system;

ZO-XII -1



# CELLULAR TASK FORCE

- Improvement of Cell Service Coverage Identified as a “Quality of Life” initiative by Town Council in 2016
- In 2018, Council established a Cellular Task Force with 4 goals
  1. Improve voice service
  2. Preserve and maintain the Town’s aesthetics
  3. Provide the greatest coverage and capacity with the least visible infrastructure
  4. Provide infrastructure for future services

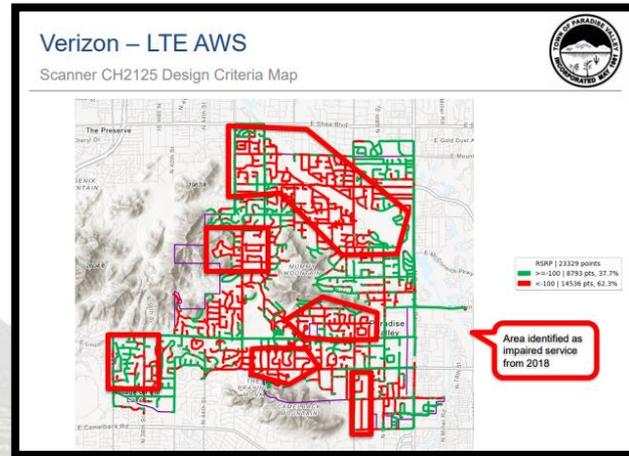
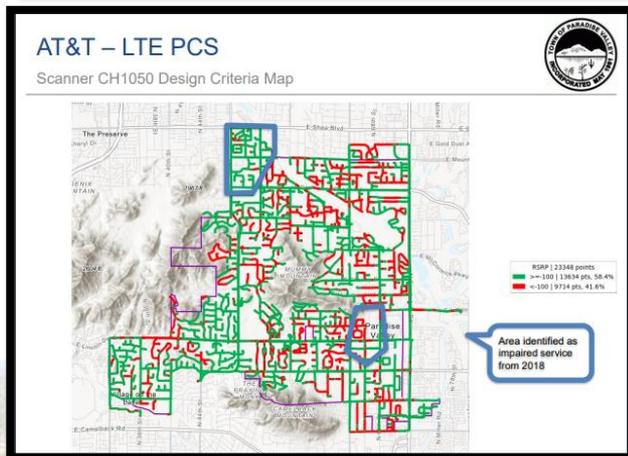
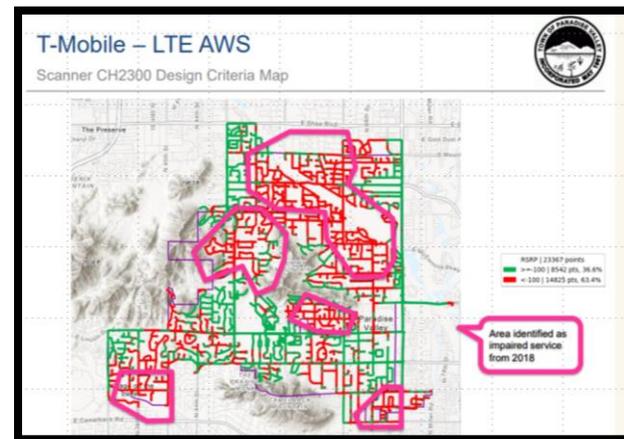
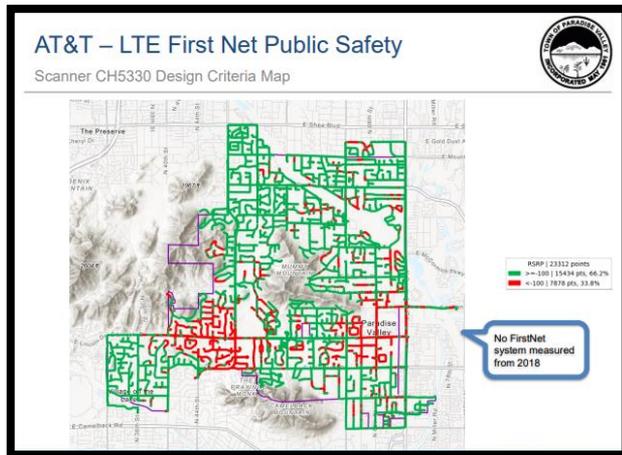
## Sample Accomplishments

- Goal 1: Information to residents on boosters, brochures, & variety of other outreach
- Goal 2: DAS faux cactus design standard, related code updates on small cell
- Goal 3: 2018/2021 EWS carrier gap coverage studies
- Goal 4: Several incremental updates by providers and Town (e.g., AT&T SafetyNet, replaced/ new fiber with Town road projects)



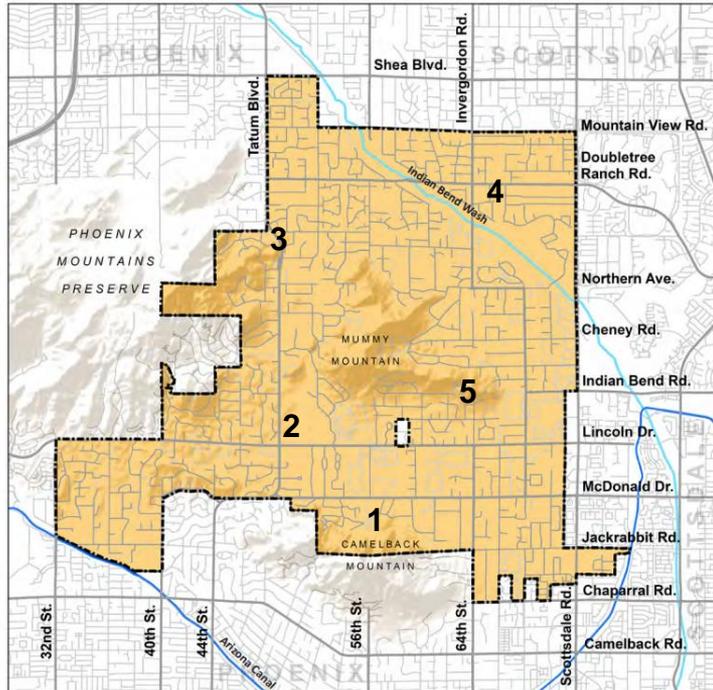
# COVERAGE GAPS

- Primary Sites result of coverage gap study
- Covered First-Net, AT&T, T-Mobile, & Verizon
- Prepared in 2018 and updated in 2021 by EWS



# PRIMARY SITES CANVAS SELECTION

- Canvas done by EWS, T-Mobile, and Town staff representatives in 2022



## Selected Sites

- Site 1: Sanctuary on Camelback Mountain  
5600 E McDonald Drive
- Site 2: Paradise Valley Country Club  
7101 N Tatum Boulevard
- Site 3: Fire Station #91  
8444 N Tatum Boulevard
- Site 4: Cosanti Foundation  
5433 E Doubletree Ranch Road
- Site 5: Town-owned parcel  
7012 N Invergordon Road



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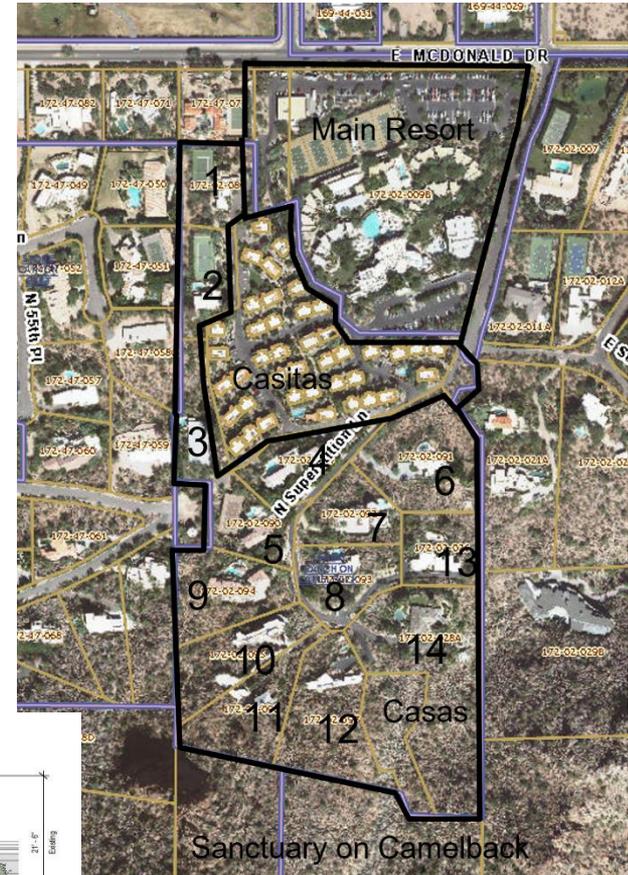
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- Acknowledged timing as an incentive

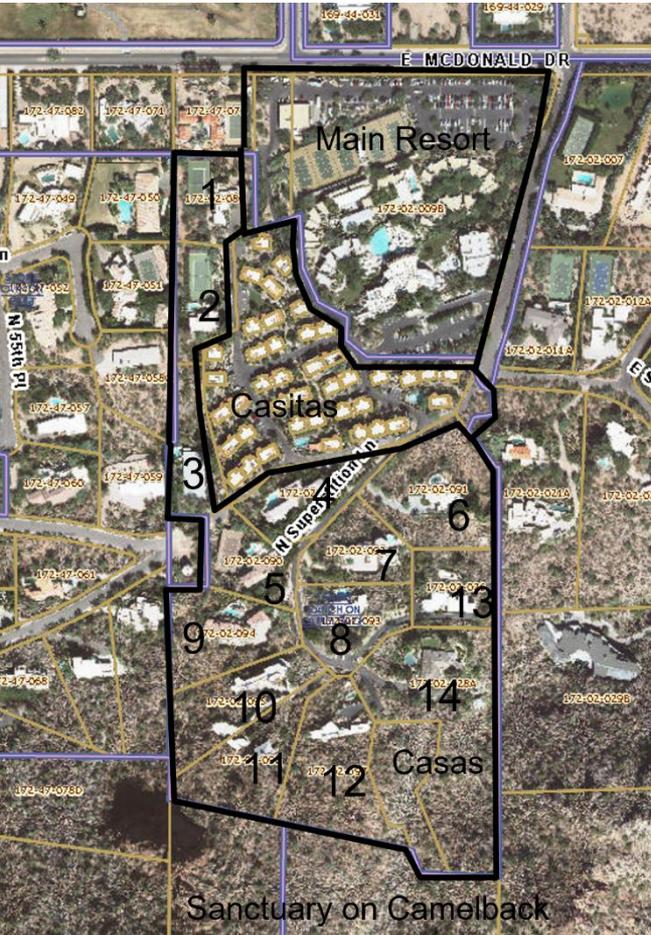


# SANCTUARY CAMELBACK MTN RESORT

## Guidelines

- Preference is faux chimney with up to 4 on existing structures and alternatively, or in addition, PWSF incorporated into the design
- Preferred locations are on principal buildings of the casitas or the main resort principal buildings
- Consideration height up to 4'6" above roof (not exceed 36') and be in scale with building
- Setbacks expected to meet 200' from west and north, consideration for reduced setback from public streets not to exceed guideline of 100'





## Guidelines Continued

- Faux chimney should be appropriate to the architectural context, match the style of existing structure, complement, or match the color of the structure, and should be designed as a feature commonly found on the type/style of structure
- The number and spacing should be limited to the number, size, and design appropriate for the structure
- Door hatches, cables, antenna access, rooftop ballast mounted structures for radio equipment, and related items should be integrated into the design as best as possible to camouflage these required equipment

# PARADISE VALLEY COUNTRY CLUB

## Guidelines

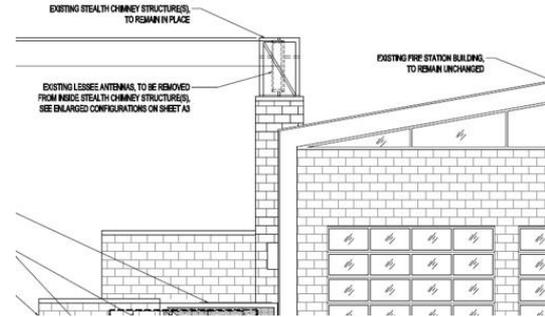
- Preference is faux chimney with up to 4 on existing structures and alternatively, or in addition, PWSF incorporated into the design
- Preferred locations are on principal buildings of the clubhouse
- Generally, height not to exceed 30' height restriction in their SUP, except consideration to up to 4'6" above roof for chimney
- Setbacks expected to meet 200' due to large acreage and clubhouse setbacks
- Same context, spacing, and equipment guidelines as Sanctuary



# FIRE STATION #91

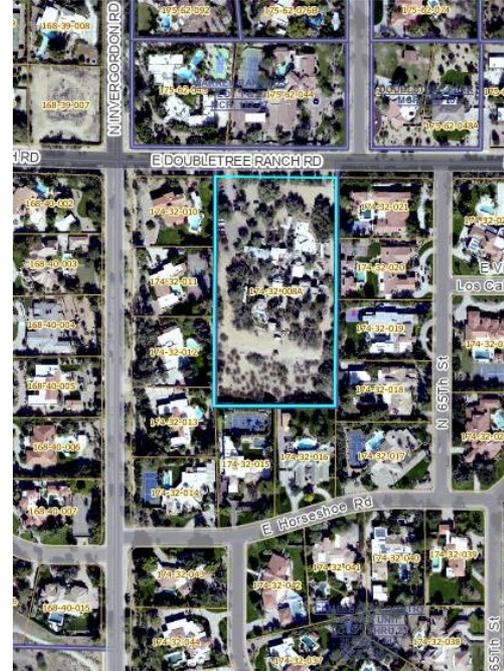
## Guidelines

- Preference is faux chimney design on existing structures and alternatively, or in addition, PWSF incorporated into the design
- Preferred location on the fire station building
- Generally, height not to exceed 28'8" building, except consideration up to 4'6" above roof for chimney
- Consideration for setbacks other than 200' with additional chimney near existing or east 65' of building
- Same context, spacing, and equipment guidelines as Sanctuary



## Guidelines

- A separate detached structure may be considered since existing structures low/have structural limitations
- New PWSF structure will also require the applicable SUP amendment application
- Preferred siting is toward the middle and/or center of the site near the existing structures
- Heights 30 to 35 feet may be considered if camouflaged well
- Consideration for reduction in the 200' setback to 60' (40' to street) if 24' tall (otherwise 100')



# 7012 N INVERGORDON RD

## Guidelines

- Preference is for a faux retaining wall
- Height, setback, and equipment locations and screening shall generally follow the requirements for retaining walls on hillside
  - 8' tall maximum
  - Maximum 100' lineal length



# RESOLUTION 2022-23 <sup>30</sup>

NAME	ADDRESS
ANDAZ RESORT	6160 N. SCOTTSDALE ROAD
ASCENSION LUTHERAN CHURCH	7100 N. MOCKINGBIRD
CALVARY CHURCH OF THE VALLEY	6107 N. INVERGORDON
CAMELBACK BIBLE CHURCH	3900 E. STANFORD DRIVE
CAMELBACK GOLF CLUB	7847 N. MOCKINGBIRD LANE
CAMELBACK INN	5402 E. LINCOLN DRIVE
CAMELBACK UNITED PRESBYTERIAN CHURCH	3535 E. LINCOLN DRIVE
CHEROKEE SCHOOL	8801 N. 56TH STREET
CHRIST CHURCH OF ASCENSION	4015 E. LINCOLN DRIVE
<b>COSANTI FOUNDATION</b>	<b>6433 E DOUBLETREE RANCH ROAD</b>
DOUBLETREE PARADISE VALLEY RESORT	5401 N. SCOTTSDALE ROAD
EL CHORRO LODGE	5550 E. LINCOLN DRIVE
FIRE STATION #91	8444 N. TATUM BOULEVARD
FIRST SOUTHERN BAPTIST CHURCH	5230 N. SCOTTSDALE ROAD
HERMOSA INN	5532 N. PALO CRISTI ROAD
KIVA SCHOOL	6911 E. MCDONALD DRIVE
LINCOLN BIBLE CHURCH	4222 E. LINCOLN DRIVE
MOUNTAIN SHADOWS RESORT	5445 E. LINCOLN DRIVE
MOUNTAIN VIEW MEDICAL PLAZA	10575 N. TATUM BOULEVARD
OMNI MONTELUCCIA RESORT	4949 E. LINCOLN DRIVE
PARADISE VALLEY COUNTRY CLUB	7101 N. TATUM BOULEVARD
PARADISE VALLEY MEDICAL PLAZA	7101 E. JACKRABBIT ROAD
PARADISE VALLEY TOWN HALL	6401 E. LINCOLN DRIVE
PARADISE VALLEY UNITED METHODIST CHURCH	4455 E. LINCOLN DRIVE
PHOENIX COUNTRY DAY SCHOOL	3901 E. STANFORD DRIVE
SANCTUARY CAMELBACK MOUNTAIN RESORT	5700 E. MCDONALD DRIVE
SCOTTSDALE PLAZA RESORT	7200 N. SCOTTSDALE ROAD

NAME	ADDRESS
SMOKETREE RESORT	7101 E. LINCOLN DRIVE
ST. BARNABAS CHURCH	6715 N. MOCKINGBIRD LANE
<b>TOWN-OWNED PROPERTY</b>	<b>7012 N INVERGORDON ROAD</b>
UNITARIAN UNIVERSALIST CHURCH	4027 E. LINCOLN DRIVE

- Identifies potential PWSF locations
- Added Cosanti and Invergordon site

# PWSF DESIGN CRITERIA

## Article XII, Town Zoning Ordinance

- **Appearance**

Degree PWSF "blends with" or "disturbs" the setting, the subject property and its character and use, or neighboring properties and their character and use

- **Form**

Degree to which the shape of the PWSF and any equipment cabinet relates to its surroundings

- **Color**

PWSF shall be in natural tones and a non-reflective color or color scheme appropriate to the background against which the PWSF would be viewed from a majority of points within its viewshed

- **Size**

Silhouette of the PWSF shall be reduced to minimize visual impact



# PWSF SUBMITTAL ITEMS

## Article XII, Town Zoning Ordinance, Formal Application

- Site Plan
- Landscape Plan
- Photographs, diagrams, photo simulations and sight line representations
- Siting elevations, or views at natural grade, from all directions (north, south, east, west)
- Equipment brochures
- Market and service maps
- Co-location submittals, including signed statements
- Lease agreement
- RF performance submittals
- Noise performance submittals
- Other items as necessary

