



## Action Report

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**File #:** 16-387

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner  
George Burton, Planner

**DATE:** November 15, 2016

**CONTACT:**

George Burton, 480-348-3525

**AGENDA TITLE:**

Consideration of a Conditional Use Permit at the Camelback Inn for proposed Personal Wireless Service Facility Antennas (CUP 16-3)  
5402 E. Lincoln Drive (Assessor's Parcel Numbers 169-28-365E and 169-28-365G)

**RECOMMENDATION:**

It is recommended that the Planning Commission approve the Conditional Use Permit to allow the addition of personal wireless service facility antennas at the Camelback Inn, subject to the following stipulations:

1. All improvements to shall be substantially compliant with the project narrative and the following plans:
  - a. Sheet T-1, Project Information & Data, prepared by Young Design Corp, dated May, 31, 2016;
  - b. Sheet LS-1, Site Survey, prepared by Young Design Corp, dated June 6, 2016;
  - c. Sheet LS-2, Site Survey, prepared by Young Design Corp, dated June 6, 2016;
  - d. Sheet A-0, Parcel Plan, prepared by Young Design Corp, dated May 31, 2016;
  - e. Sheet A-1, Site Plan, prepared by Young Design Corp, dated May 31, 2016;
  - f. Sheet A-2, Enlarged Site Plan, prepared by Young Design Corp, dated May 31, 2016;
  - g. Sheet A-3, Antenna Information, prepared by Young Design Corp, dated May 31, 2016;
  - h. Sheet A-4, Elevations, prepared by Young Design Corp, dated May 31, 2016;
2. The RF Justification Report, prepared by T-Mobile and date June 3, 2016.
3. The wireless provider shall terminate operation of the proposed wireless service facility should it interfere with any emergency radio frequency.

**BACKGROUND**  
Request

T-Mobile is requesting a Conditional Use Permit to allow for the addition of personal wireless service facility antennas at the Camelback Inn. The proposal calls for the placement of three sets of antennas on the ballroom building. Two antennas will be located at the northwest corner (called Gamma Sector), two antennas will be located at the southwest corner (called Beta Sector), and two antennas will be located at the southeast corner of the building (called Alpha Sector). All of the new antennas will be concealed with new screens placed in front of them. The new screens will be textured and painted to match the existing building and will not raise the height of the building. A new equipment platform will also be placed on the north side of the building and will be partial screened by the existing parapet.

The Gama Sector antennas are setback approximately 225' from the nearest/eastern residence, the Beta Sector antennas are setback approximately 186' from the nearest/eastern residence, and the Alpha Sector antennas are setback approximately 61' from the nearest/eastern residence.

### Background

In 1997, the Town Council approved Ordinance 437 which amended the Zoning Ordinance and established location, regulation and development standards for personal wireless service facilities. Section 1204 of the Town Zoning Ordinance states that a PWSF shall not be located closer than 200 feet from a dwelling unit in existence at the time of the initial approval of the conditional use permit for such PWSF site. However, in accordance with Section 1211.I of the zoning ordinance, the applicant is requesting a modified setback to allow the Alpha Sector antennas to be placed at a minimum setback of 61' from the eastern neighboring residence and the Beta Sector antennas to be placed at a minimum setback of 185' from the eastern neighboring residence. Section 1211.I states that:

Where the Planning Commission finds that strict compliance with the requirements of this Article may result in extraordinary hardship or are needed to ensure the Town's compliance with Federal or state law, the Planning Commission may modify such requirements only upon a showing of noncompliance with applicable law or extraordinary hardship so that substantial justice may be done and the public interest secured. Hardship as used herein shall include, but not be limited to, a finding that special circumstances applicable to the property, including its size, shape, topography, location or surroundings, will deprive such property of privileges enjoyed by other property in the same classification in the same zoning district through the strict application of the zoning ordinance. In granting such modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied and modified.

Based upon the applicant's analysis, placing the antennas at the required setbacks would require additional height. Since the proposed improvements blend in with the design of the ballroom, do not increase the overall height of the building, and will comply with the FCC radio frequency emission requirements (RF emission calculated to be less than 1% of the maximum permissible exposure based upon FCC/ANSI standards), staff supports the request.

### DISCUSSION

Council Resolution 932, adopted in February 1998, identifies the Camelback Golf Inn as a potential personal wireless facility site. The proposed T-Mobile facility will meet the following standards outlined in Article XII, Personal Wireless Service Facilities:

Site Location and Design:

1. The visual impact of the proposed antennas is minimal since the antennas will be concealed behind new screens. The new screens match the design of the building and will be painted the same color as the ballroom.
2. The related equipment should have no visual impact due to the location and screening by existing parapets.
3. Based on the information provided by the applicant, the antenna equipment will not negatively impact the surrounding neighbors since the proposed improvements will not emit any odor, dust, gas, noise, vibration, smoke, heat or glare.
4. An environmental assessment is required in instances where any of the following exist on the subject site: wilderness area, wildlife preserve, endangered species, historical site, Indian religious site, flood plain, high intensity white lights, or excessive RF exposure. None of the aforementioned exists on the site and thus, no environmental assessment is required pursuant to the National Environmental Policy Act.

Radiofrequency Performance and Interference Standards:

The antenna and associated equipment must meet Federal Communication Commission (FCC) guidelines for radiofrequency (RF) performance. The Applicant has provided documentation from their RF Engineer stating compliance to FCC standards on RF exposure.

Wireless antennas are prohibited in creating localized interference. Wireless antennas use a frequency band that is much different than the frequencies for telephone, radio, and emergency services, making interference unlikely.

Co-Location

Other service providers may utilize different areas of the ballroom; however, the proposed antennas are designed solely for T-Mobile and cannot accommodate additional service providers.

Community Impact

The impact to the surrounding properties will be minimal. The proposed antennas will be screened and are compliant with the FCC standards on RF exposure. T-Mobile's proposed location at the Camelback Inn will improve cell reception for the provider in the area.

Public Comment

Public notification was performed in accordance with the public hearing process. Staff has received no inquiries or input from residents to date.

Planning Commission Discussion

The Planning Commission reviewed the application at the November 1, 2016 work study session. No additional information or proposed changes were requested.

**ATTACHMENTS**

Vicinity Map  
Aerial  
Narrative

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Aerial Photo  
Conditional Use Permit Plans  
RF Justification Report  
Resolution 932

C:    - Declan Murphy (Applicant)  
      - Case File: CUP 16-3