

David Petersen

From: Donna Hoch <revdhoch@gmail.com>
Sent: Tuesday, July 12, 2016 8:11 AM
To: David Petersen
Cc: Donna Hoch
Subject: San Ignacio Golf Course Cell Tower, Rezoning

Attention :David Petersen, AICP,
Senior Planner,
Planning Division, Pima County Development Services Department,
(520) 724- 9000,
David.Petersen@pima.gov

Re: Cell Phone Tower Proposal for San Ignacio Golf Course in Green Valley, AZ

Dear Mr. Petersen,

On July 13th the Pima County Planning and Zoning Commission is scheduled to vote on rezoning the San Ignacio Golf Course Parking Lot to permit the building of a cell phone tower.

It is my understanding that Pima County has an ordinance that requires that the Pima County take into consideration both blockage of views and any possible drop in real-estate values that will be caused by placing cell phone towers in residential areas. The proposed cell tower to be located barely within the footprint of the San Ignacio Golf Course parking lot, along Desert Jewel Drive in Green Valley, violates both conditions of said ordinance.

San Ignacio Ridge subdivision sits above and to the west of the golf course. If this cell tower is approved, the homes in the San Ignacio Ridge subdivision that once had an uninterrupted view of the Santa Rita Mountains, will now have a 58ft cell tower as their focal point. Homeowners who paid premium prices for those view lots will not only be forced to look at an eyesore daily, they will also experience diminished property values. Selling a home which has a cell tower as its immediate view will become quite challenging for these homeowners.

Other homeowners in the San Ignacio Heights subdivision will also experience similar problems. What once appeared to be an inviting entry into a residential subdivision, will have negative curb appeal for potential buyers. San Ignacio Heights takes pride in maintaining a pristine and welcoming entrance to its subdivision, which begins on Desert Jewel Road at Camino del Sol. If the cell tower is approved, residents, guests and new homebuyers will still turn east onto Desert Jewel into what appears to be a lovely residential area. However, after traveling only a few hundred yards further into San Ignacio Heights, these same residents, guests and potential homebuyers will come upon an industrial tower thereby changing the ambiance of the entire area. Residents in San Ignacio Heights can expect a negative effect on selling prices for their homes. Those homes in San Ignacio Heights which will literally fall under the shadow of this 58ft tower can expect an even greater loss in the value of their real estate, since the tower will be fully visible anytime a prospective buyer comes to evaluate buying those homes.

This scenario can all be avoided by denying the proposed zoning change. The zoning change is inappropriate for this residential area.

The closest road to the proposed site is Desert Jewel Drive. Desert Jewel is a privately owned road which is maintained by the San Ignacio Heights Subdivision. The closest entrance to the site from a Pima County owned road is at Camino del Sol. If construction traffic enters only from the county owned road, as I propose it must, all construction personnel, vehicles and equipment will be forced to go through the golf course and restaurant parking lot. This is a narrow access which crosses in front of the restaurant. That would make for very tight maneuvering, and create a danger to golfers and diners who must cross this area to get to the restaurant and golf course from the parking lot. Use of Desert Jewel for access to the build site would require permission from San Ignacio Heights HOA. There is no guarantee that San Ignacio Heights Homeowners are willing to grant that access.

The parties asking for this zoning change have said that after a two year study of the area this one particular site is the only possible site they could find for their cell tower. There is never just one possible site. That same tactic and verbiage was used in 2010 when ATT proposed to build a cell tower on the Westside. There is a shopping center, an unused golf course and a Green Valley Recreation Facility a mile and a half north of this residential site. Less than a mile north of those sites is a Fire Station. All are located on a county road, Camino del Sol. The shopping center, the Green Valley Recreational facility and the Fire Station already are zoned to accommodate the cell tower. Other suitable examples might be found west of Green Valley along the mine tailings. In the Westside instance noted earlier the Pima County Board of Supervisors voted down the proposal arguing the view in the neighborhood was a mitigating factor in denying ATT permission to build a cell tower in a proposed area. I urge you to present this to the commissioners and recommend that they do the same in this case.

(See <http://www.tucsonnewsnow.com/story/11924472/pima-county-rejects-proposed-cell-phone-tower-on-westside> for more information on the Westside case.)

Even though the search for a placement of this tower has gone on for 2 years, the residents of Green Valley had no knowledge of this. The Green Valley Council first heard of the proposed tower on May 24, 2016. Three weeks later, on June 16, 2016, Presidents of 4 Home Owners Associations learned of the proposed tower for the first time when GVC emailed them stating a meeting would take place concerning the proposed tower the very next week. On June 22nd the general public learned about the proposed tower through a small article in the Green Valley News which mentioned a meeting that would be held the very next day at GVC! On June 23rd, GVC approved the proposal...exactly one day after the possibility of a cell tower in the San Ignacio Heights area was announced to the public at large.

Approximately 50% of Green Valley residents are out of town in June and early July. Snowbirds go north and others escape the summer heat on vacation. This proposal for rezoning was introduced to Green Valley residents in such a way that it was virtually impossible for homeowners to do due diligence in examining this issue.

Mr. Petersen, as Senior Planner for this case, I ask that you recommend that the Planning and Zoning Board vote "No" on granting this zoning change. If that is not possible I ask that you recommend the Board table their decision until a later date. That would at least afford residents some time to research and give input.

Thank you for your time and consideration on this important matter.

Sincerely,
Donna Hoch
4161 S. Emelita Drive
Green Valley, AZ 85622
Revdhoch@gmail.com
[520-393-1452](tel:520-393-1452)