



MEETING DATE: APRIL 3, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **SUP-028-23 (REBER STEALTH WCF)**

CASE COORDINATOR: LAREE MASON

Executive Summary:

A Special Use Permit request to allow the construction of a 90' stealth tower and operation of a wireless communications facility in the Florence vicinity. The proposed facility is located on a property along Highway 79 approximately six miles south of the Town of Florence. The site is zoned General Business (CB-2) under case PZ-080-67.

If This Request is approved:

An approval would allow the construction and operation of a wireless communication facility on a portion of a 24.00± acre parcel.

Staff Recommendation:

Staff recommends denial of the request.

LEGAL DESCRIPTION: A portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt Meridian.

TAX PARCEL: 400-09-002D

LANDOWNER/APPLICANT: Daigoro Properties LLC, property owner, Declan Murphy, Coal Creek, applicant.

AGENT: Declan Murphy, Coal Creek

REQUESTED ACTION & PURPOSE: **SUP-028-23 – PUBLIC HEARING/ACTION:** Daigoro Properties LLC, owner, Declan Murphy, applicant/agent, requesting approval of an Special Use Permit to

operate a wireless communication facility, on a portion of a 24.00± acre parcel in the General Business (CB-2) Zoning District; tax parcel 400-09-002D (legal on file); situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.

LOCATION: Approximately 430 feet west of North Highway 79.

SIZE: The lease area for the proposed facility is 12,000± square feet (0.28 acres) of the parcel's 24.00± acres.

COMPREHENSIVE PLAN: The subject property is designated Very Low Density Residential (0-1du/ac).

EXISTING ZONING AND LAND USE: The subject parcel is zoned General Business (CB-2) and is mostly vacant apart from a concrete pad at the eastern portion of the parcel.

SURROUNDING ZONING AND LAND USE:

- North: General Commercial (CB-2)
- East: General Rural (GR)
- South: General Commercial (CB-2)
- West: Suburban Ranch (SR)

PUBLIC PARTICIPATION:

Neighborhood Meeting:	February 28, 2024
Neighborhood and Agency Mail out:	March 18, 2024
Newspaper Advertising:	March 12, 2024
Site Posting: Applicant:	October 3, 2023
Site Posting: County:	March 14, 2024

COMMISSION/RECOMMEND MOTION (SUP-028-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted unanimously (10-0), to recommend denial of SUP-028-23, as presented with the following stipulations:

Stipulations for SUP-028-23:

1. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. a drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;



3. this Special Use Permit is granted to operate a wireless communications facility as described in the applicant's submittal documents;
4. a site plan will be required;
5. the permit is issued to the land for (15) years unless the use is terminated at which this use permit is terminated;
6. the wireless communication facility will be moved to the back of said site;
7. the layout, design and set up of the wireless communications facility shall be developed as shown and set forth on the applicant's submittal documents;
8. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
9. the applicant shall keep the property free of trash, litter and debris;
10. all Federal, State, County and Local regulations shall be adhered to and all applicable and required leases, permits, approvals, and plans be submitted and obtained;
11. any change or expansion shall require approval from the Board of Supervisors under procedures pursuant to Chapter 2.151.010(B) of the Development Service Code.

1 unanimously. Okay, I'll ask the Commission again, we only
2 have one public case left, so evidently all the folks out
3 there are for this case. Would the Commission like to take a
4 10 minute recess prior to beginning this case or want to wade
5 right in?

6 ??: (Inaudible).

7 RIGGINS: Let's take a quick break. Okay. It is
8 11:00 straight up, we will reconvene at 11:10.

9 [Break]

10 RIGGINS: We will reconvene the regular meeting of
11 the Pinal County Planning and Zoning Commission on November
12 16th at 11:15 a.m. Commissioner Erikson excused himself for a
13 appointment he had to go to. I do believe we still have a
14 quorum easily, but do we want to verify that?

15 OLGIN: Yes sir. With your permission, we'll do
16 another roll call.

17 RIGGINS: That'd be fine.

18 OLGIN: So Chairman Riggins, here?

19 RIGGINS: Present.

20 OLGIN: Chairman Mennenga.

21 MENNENGA: Here.

22 OLGIN: Chairman Del Cotto.

23 DEL COTTO: Here.

24 OLGIN: Chairman Erickson. Member Hartman.

25 HARTMAN: Here.

1 OLGIN: Member Keller.

2 KELLER: Here.

3 OLGIN: Member Klob.

4 KLOB: Here.

5 OLGIN: Member Lizarraga.

6 LIZARRAGA: Here.

7 OLGIN: Member Schnepf.

8 SCHNEPF: Here.

9 OLGIN: And Member Davila.

10 DAVILA: Here.

11 OLGIN: We have a quorum.

12 RIGGINS: We have a quorum, okay. We will move into
13 the SUP case, SUP-028-23.

14 MASON: Thank you, Mr. Chair, Commission Members.

15 My name is LaRee Mason, Development Services, here to percent
16 SUP-028-23. This is a special use permit request to construct
17 a 90 foot stealth tower and wireless communication facility.

18 RIGGINS: And I'm going to ask you to just get a
19 little closer to the mike, if you could.

20 MASON: This communication facility is being
21 proposed on .28 acres of a 24 acre parcel. This property is
22 located west of Highway 79, south of the Town of Florence,
23 approximately six miles. The owner is Daigoro Properties LLC,
24 owner. Coal Creek, Declan Murphy, applicant. This is the
25 County map showing the area and the location. Here's the

1 vicinity map. Might make out some of the zoning districts.
2 We have Suburban Ranch to the west. CB-2 surrounding. Then
3 up the road I think there in the pink, in the northwest,
4 there's a - or northeast, I think that's Suburban Homestead.
5 Here's the 600 notification boundary that property owners were
6 notified with. This is the case map. Again, you can see the
7 CB-2 zoning district. This was zoned in 1967. You can see
8 the SR, Suburban Ranch to the west. This this came from an
9 effort to get some housing and some commercial next door to
10 each other. Here's the aerial map. You might see some
11 floodway area to the south of this. The applicant offered
12 some coverage maps. This is before. This is proposed after.
13 I've added an aerial slide showing where this coverage will
14 cover. Mostly vacant. This is the site plan. I couldn't
15 enlarge it any more for you to see. I do want you to note
16 where the facility is in relation to the rest of the parcel.
17 And you can see the flood boundary to the south, it's about
18 one-third of the parcel. Flood Zone A. This is the
19 applicant's broadcast sign. This is north coming from the
20 Town of Florence off of the 79. Going south. East, across
21 the 79, and my site posting facing west onto the property.
22 Items of consideration. Staff feels the location of the tower
23 and facility do limit uses in the CB-2 zone, and this tower
24 and facility poises itself as a primary use. We tend to think
25 of these facilities as secondary uses on a commercial

1 property. Risk to additional access may present itself
2 farther down as there is access onto this property off of a
3 highway. I don't know if any additional access would work.
4 That's one consideration there. Again, one third designated
5 as Flood Zone A. This does limit activity there. The density
6 I showed you, that aerial map, the density for the proposed
7 coverage just isn't there. It's not developed there yet. The
8 applicant has submitted all required material and held a
9 neighborhood meeting this past June. 55 opposition letters in
10 total so far. This is about the moment I walked out of the
11 office this morning I had 55. I now have 62. We can mark
12 that 62 opposition letters in total, 35 - 38 received after
13 the agenda was published. Staff recommends denial of this
14 request. Does the Commission have any questions?

15 RIGGINS: Thank you very much. Commission Members,
16 any questions on the staff report? None being, thank you very
17 much.

18 MASON: I do believe the applicant is here and
19 wishes to speak.

20 RIGGINS: Thank - pardon me?

21 MASON: I do believe the applicant is here.

22 RIGGINS: Oh yes, I was calling the applicant up.

23 MASON: Thank you.

24 RIGGINS: Yes, if the applicant can please come up.

25 MURPHY: Morning again Mr. Chairman, Declan Murphy

1 representing Telecom, T-Mobile. 8283 North Hayden Road in
2 Scottsdale, Arizona. Just to give you some background, I've
3 been here a few times recently with very similar applications,
4 and actually very similar to the case we had prior to this one
5 in terms of design, type of site, the parameters, etc. And
6 the reason being for that is that T-Mobile is currently on a
7 push to improve rural service and this technology right now,
8 really in my opinion is going to be the solution to rural
9 broadband. In other words, folks living in rural parts of
10 Pinal County will have the same type of access to high speed,
11 low cost data, which, you know, for personal use, for medical
12 use, if you have a business, regardless, you know for the
13 first time, actually, it's kind of leveling the playing field
14 and it is making bandwidth high speed data at a very low cost
15 actually available to folks in rural areas. So - and of
16 course, you know, it will enhance emergency services in the
17 area, of course, because the majority of 911 calls nowadays
18 come from wireless devices. So basically it's a very similar
19 site to what you just reviewed and recommended approval on,
20 except this is a commercial property and the recommendation
21 for denial is based on setbacks. And I understand where staff
22 is coming from on that. That's - the logic of that is
23 understandable, but we're simply a tenant on this property,
24 we're there at the pleasure of the property owner, the
25 landlord, and so when we try and find a property - and I've

1 been doing this for 20 years and we always try to be a good
2 neighbor, and just so that you know, I mean all these letters
3 of opposition we were unaware of, we didn't receive any
4 contact from any opposer to the site. But getting back to,
5 you know, us, our position, we're a tenant, we're - we have a
6 landlord. We - it's not that easy to find a property that
7 meets the criteria of the ordinance. That's - we always try
8 and keep it far away from residential, we try and be a good
9 neighbor, and that's always been our approach. So we ask a
10 property owner, our landlord in this case, to encumber his
11 property for 20-odd years, and you know, that's quite a
12 commitment for an undeveloped lot. And so the location is the
13 location that was agreed to basically by our landlord, and we
14 are about 500 feet back from the roadway, which is a lot more
15 than, you know, normal. And, you know, again, really we're
16 there at the pleasure, so this is what we have to go with as
17 far as location. I understand the rationale for the
18 recommendation of denial, but I will say in working on this
19 particular site and our particular landlord who did a lot more
20 due diligence than normal and sought professional advice and
21 very savvy, and you know, he's choose this location or has
22 agreed to this location on the basis that it won't encumber
23 his future plans on this property. So I don't think the
24 setback should be the reason for a denial here based on the
25 fact that there's a meeting of the minds that this is what the

1 property owner is agreeing to. We understand ideally further
2 back would be better from a planning standpoint, but our
3 landlord almost feels that this is the right location and
4 that's, you know, why this location is being proposed. And so
5 what I would say, again, I don't think this should be denied
6 based on setbacks for a number of reasons. Number one, we
7 didn't just drop a pin on the map, we did our due diligence,
8 the landlord has done his due diligence, the site is compliant
9 with the ordinance and very similar to many other sites that
10 have come before you identical in this type of design. So the
11 other point I would make is that again, the site is 500 foot
12 back from the roadway, I think the nearest home is 1,500 plus
13 feet away, and again, it's very similar to a lot of sites that
14 you have seen and saw fit to approve. And so I ask you to
15 approve the application. Like I said, we didn't have an
16 opportunity to talk to any of the opposers that are here, but
17 it is a very similar site to many other sites that have been
18 approved before this body and gone on to Board of Supervisors.
19 I will say that, again, the rural broadband solution is this:
20 it's Telecom and infrastructure like this. And one last point
21 I would make, I've been to enough Board of Supervisors
22 meetings and observed enough and I understand, you know, the
23 County's very proud of having attracted a large number of high
24 tech companies to the County, which is great, and to continue
25 on that strategy, Telecom Infrastructure like this is key to

1 that in continuing on that strategy and attracting good jobs,
2 and regardless, we all rely on wireless service. It's not
3 just for personal, business, medical, educational, but there
4 is that public safety component along a busy thoroughfare such
5 as this one is. There isn't another tower within miles of
6 this location. And also, again, this one would also be
7 designed to accommodate multiple carriers. So again, I would
8 ask that you approve it as it is very, very similar to many of
9 the other cases that have come before you in recent months.
10 Thank you. I would be happy to answer any questions you might
11 have.

12 RIGGINS: Thank you very much. Commissioners, any
13 questions of the applicant?

14 KLOB: Through the Chair.

15 RIGGIN: Commissioner Klob.

16 KLOB: How - looking at this site, pretty good sized
17 site, it looks like you're - let me ask this, which setback is
18 the challenge? The north setback?

19 MUPRHY: Mr. Chairman, Commissioner Klob, the
20 challenge is staff has recommended denial based on the fact
21 that they would prefer the site to be setback further into the
22 property from State Route 79. So that's really the only issue
23 here from a planning standpoint is, you know, staff would
24 prefer that the site - staff feels, I think, and I'm not
25 speaking for staff, but this is my interpret - this is my

1 understanding, and of course LaRee can clarify that, but they
2 feel the site should be further back into the property in that
3 it won't encumber future development. But again, we're there
4 at the pleasure of the landlord and this is the location that
5 was agreed to and basically is the location that we came with
6 to the County with this application.

7 KLOB: And, you know, I can go back and ask staff as
8 well, but what is the distance staff has relayed to you that
9 they would prefer you be away from 79?

10 MURPHY: Mr. Chairman, Commissioner, I believe just
11 further back. I guess - and LaRee can clarify, but I think
12 closer to the west property line, I think, is more desirable
13 from a staff standpoint. But, you know, she could - staff
14 could clarify that.

15 KLOB: And is the landowner not willing to allow you
16 to?

17 MURPHY: The actual property owner is here and I
18 think he would be happy to speak. This was the prefer - this
19 was a long process. This was longer than normal, because I
20 believe that our landlord in this case was very thorough, did
21 a lot of due diligence. And we're happy with that because,
22 you know, again, it's a long term lease and it encumbers the
23 property, but this was the location that was agreed to and the
24 location we move forward with. So that's - and we felt that,
25 to be honest, because we've been doing this a long time, we

1 have a lot of sites that we brought to the County and other
2 jurisdictions in Arizona, and being four, almost 500 foot back
3 from the roadway we thought was good from a design standard
4 because, you know, you're - there's other examples of sites
5 that I know in the County that are closer to the road, but we
6 felt further back from the road the better. It's a big lot.
7 But, you know, I let staff speak to where they're coming from
8 for the rationale for the setback and what they would prefer
9 and so forth.

10 KLOB: All right, thank you.

11 MURPHY: Yeah.

12 RIGGINS: Commissioners, any other question on the
13 applicant? Commissioner Davila.

14 DAVILA: Yeah, just one question. Was there a
15 public session held before we got to this point to inform or
16 answer any questions from the residents?

17 MURPHY: Mr. Chairman, Commissioner, a good
18 question. Like I said, we were not contacted or not aware of
19 opposition to the site, and typically if we are, we're happy
20 to go and meet with neighbors and we always do that, but I
21 haven't been contacted. And so this is - had we had that
22 opportunity, we would have been happy to speak to the
23 neighbors.

24 DAVILA: Okay, yeah. Because my only concern is I
25 did see in our staff packet that there was a public session

1 held on June 29th, but there was no public participation,
2 correct?

3 MURPHY: No. I assume that - I could be corrected -
4 I assume with the number of people that are here opposing the
5 site, that they're not within the 600 foot notification range,
6 or quite a bit beyond. So I assume that's the reason. But
7 again, you know, if we were aware and were contacted, we would
8 be - we would have been happy to have a meeting outside of
9 this meeting because it's always in our interest to show up
10 and having done everything we can to address concerns. Now, a
11 lot of these concerns are based on RF and the energy being
12 emitted from the site. There's not a lot to say about that
13 except the site is fully compliant with all state, local,
14 federal regulation. This is - this technology is regulated by
15 the FCC. Everything in this site will be compliant with that,
16 so again, we didn't have that opportunity.

17 DAVILA: So given that that opportunity wasn't
18 present, would you consider providing that opportunity before
19 a decision is made?

20 MURPHY: I would be happy to, but like I said, I've
21 been doing this a long time and if there's objections based on
22 RF, then it's a moot point.

23 DAVILA: Okay. Thank you.

24 RIGGINS: Commissioners, any other questions of the
25 applicant? None being, thank you very - oh, Commissioner

1 Keller.

2 KELLER: Yeah, one of the stipulations is -

3 OLGIN: Chairman, could you speak into the mike? We
4 can't hear you.

5 KELLER: One of the stipulations is the facility be
6 moved to the back of the lot. If that can't be met, then this
7 is a moot point?

8 MURPHY: Mr. Chairman, Commissioner, I would hope
9 that the Commission evaluates that, and that's why we're here,
10 because you all have enough experience in planning and
11 different scenarios, and this being a commercial property, the
12 potential uses, so I will defer to you on that. We think it's
13 adequately positioned. It's - you're going to encumber the
14 property no matter where it's at to a certain, you know, in a
15 certain degree. And, you know, we - our preference was that
16 it be set back from the main road, which is always really
17 good, good planning, good neighbor, etc. So I would leave it
18 up to you to evaluate that, but we feel - I mean, and our
19 landlord feels that this is the location we all agreed to, we
20 signed a lease for, and therefore created the application, the
21 drawings that you see before you. So yeah.

22 KELLER: Thank you.

23 RIGGINS: Commissioners, any other questions of the
24 applicant? None being, thank you very much.

25 MURPHY Thank you.

1 RIGGINS: Okay, at this time we will open the public
2 participation - oh.

3 OLGIN: Chairman, Vice Chair.

4 RIGGINS: I'm sorry Gilbert, I didn't see you. Go
5 ahead.

6 OLGIN: No worries. My apologies, sir. Just to
7 clarify, there was a comment that came up, and I just want to
8 - first, our planner did a great job in describing the
9 process, but just so we clarify, this isn't a setback issue.
10 This is more specifically it's a possible circulation issue
11 because as mentioned earlier, where this location is placed,
12 which he said 500 feet - and typically in most cases he's
13 correct, but when it comes to state routes, 300 feet is normal
14 to set buildings back. 500 is even quite normal. So to put a
15 wireless communication tower in front as one of the things
16 you'll see as you go in the commercial center, typically you
17 don't see that anywhere. It has happened, yes, in the County
18 years ago, prior to, I'd say 15-20 years ago, but it doesn't
19 happen anymore. Number 2, as stated, property is impacted
20 quite a bit by flood. So we get into those details as site
21 plan, but putting it - the property has even less room than it
22 shows. So once again, our request was they move it to the
23 back of the building, as they do with most type of wireless
24 communications because they're typically secondary to the main
25 uses. And now that I've said that, you'll notice (inaudible)

1 they're behind grocery stores, they're behind other services.
2 We're not opposed to the need for this, we think it is needed,
3 but the biggest concern that we have today is staff's opinion,
4 is the impact. As you can see from the audience, the impact
5 is great, and that's one of the things we're supposed to
6 consider when we move forward with these recommendations to
7 our Commission and the Board is the impact. Is there
8 opportunity to possibly go back and mitigate these issues?
9 Yes. But moving forward right now, we're not there. So that
10 - those are the major concerns for staff is that if it's to be
11 - if it's to move forward, it has to go to the back. There's
12 mitigation strategies needed in regards to possible
13 landscaping to help control the visual impact of the site.
14 Like I said, those things need to be discussed at a different
15 time, but today, I mean those are the things that we're
16 focused on is in regards to this project. And most of the
17 letters that came in - and I will say this, they didn't come
18 in the beginning. We had some letters of opposition, but the
19 majority about a week ago, LaRee? They've all come in. Which
20 is actually pretty common in the planning world. Sometimes
21 they don't come until the day of the hearing, so we will say
22 that Declan has worked well with our team trying to make sure
23 everything we needed was there. He didn't deceive us at all,
24 very straightforward. As you can see, and as mentioned prior,
25 his projects have been approved before and they're good. But

1 in this case I think it impacts quite a few people in the
2 area.

3 RIGGINS: Commission Members, any other questions of
4 staff at this time? None being, in that case we will open the
5 public participation portion of this case, and I will ask your
6 all indulgence. Could I see hands of all those who intend to
7 come to speak? Okay. Obviously in a situation like this,
8 we're going to need to limit individual speaking times to 3
9 minutes. There's far too many people to let everybody go as
10 long as they wish. You're speaking time will begin just as
11 soon as you start talking to your topic at the podium. The
12 Vice Chair will be keeping the three minutes on his smartphone
13 as you're speaking. One thing I would encourage you all to
14 recognize: A bunch of people saying the exact same things in
15 repetition over and over and taking all the time they can,
16 doesn't really help anything for the Commission. If you wish
17 to get up and everybody before you has said the exact same
18 things that you have said, I would encourage you to indicate
19 that in some fashion and get your message out by all means,
20 don't diminish anything you wish to say, but just at even at
21 three minutes in the time that it takes us all to get back and
22 forth, I think you can all see we're going to be here a long
23 time. So let's try to do it in such a fashion that all of
24 your information that you wish to deliver to us gets done, but
25 let's do it in an efficient manner. So at that point in time,

1 will the first person - yes.

2 ??: Commissioner Sherman - Riggins.

3 RIGGINS: Yes, pardon me, I did not see you.

4 ??: Thank you so much for letting me speak. I just
5 wanted to ask if anybody in the public has something already
6 written, if they could please share it with us, if they could
7 give it to us.

8 RIGGINS: I am sorry, I didn't, I didn't hear what
9 you said.

10 ??: My apologies. What I wanted to mention was if
11 anyone in the public has a written script, if they could share
12 that with us so we could take it from them.

13 RIGGINS: Oh, has any written material. Okay.

14 ??: Thank you very much.

15 RIGGINS: Okay. Let me let me ask first, is anybody
16 who is planning to come up speaking, does anybody have
17 anything written that they wish to present to the County?
18 Would you like that given to you all right now?

19 ??: If you have them.

20 RIGGINS: Oh, you already have it. Okay, every -
21 okay, then it's already been taken care of. All right, that's
22 taken care of. And there was a question here.

23 ??: Yes. I'm a recipient of the yellow letters,
24 I'm directly adjacent to the landowner, and I would like to
25 give my three minutes.

1 RIGGINS: And that we can, that we can do as we go
2 forward. Not a problem with that. So we will be kind of
3 watching this as we go on. As I say, this thing could take a
4 very, very long time and we could just get tripped up in
5 process here, so let's have everybody try to cooperate, get
6 all the messages out they wish to, nothing will be done to
7 diminish what you wish to say, let's just please not try to be
8 repetitious to the point where we're just using time. So
9 let's have our first person come up, who would like to be
10 first? I will remind everybody, and I'll say it each time,
11 everybody that comes up, please put your name and your address
12 on the log first before you begin speaking, and then give us
13 your name and address before you begin. And that's when the
14 timer will start. Yes sir.

15 ??: (Inaudible) pass that log to the next person
16 who's going to speak to save time?

17 RIGGINS: Then the log comes off the podium, I don't
18 think so. I think it needs to stay there. Just be prepared
19 to write it down. So okay.

20 TRIGONES: Hi Mr. Chairman, Members of the
21 Commission, pleasure to meet you. I'm Dr. Alex Trigones at
22 Coolidge - Orthodontist at Coolidge Family Dental. I canceled
23 the full schedule of patients in order to be here because this
24 is very important to my family, my community, and to me.

25 RIGGINS: And have you written your name and address

1 in the log?

2 TRIGONES: Yes I have, I'm sorry.

3 RIGGINS: If anybody has already written their name
4 and address on the log, please tell us in the beginning, that
5 way I won't have to ask that.

6 TRIGONES: I meant to say that.

7 RIGGINS: Okay, please go ahead.

8 TRIGONES: We're very strongly opposed to the
9 building of this tower for three reasons. It will be very
10 unsightly no matter how much it's trying to attempt it to be
11 camouflaged. It poses severe health risks, and it will
12 decrease property values. Our family lives about a half a
13 mile away from the proposed site and as with many of us, one
14 of the primary reasons we left the city was to come here to
15 flee big city influences, one of the most significant being
16 EMF pollution. I've been using a professional EMF meter the
17 last few years to monitor our exposure. Last week I visited
18 many of the local towers in Florence to obtain readings of
19 what we'd be looking at if this tower were approved, and I was
20 appalled. I have very accurate and very concerning data on
21 five towers in Florence, but for brevity's sake, I just wanted
22 to give you one example. If you go north on 79, as you enter
23 Florence, you'd probably know the mobile home community, you
24 know, the one with the large ugly tower right behind it, the
25 property that's had that large for sale sign up for years,

1 last week I measured emissions and it was 551,000 microwatts
2 per square meter blasting out of that tire - out of that
3 tower. The US safety limit is 1,000. Again, this is emitting
4 551,000. How this is legally permitted is unbelievable. The
5 owner of the property who I met has been trying to sell this
6 property for years and I know for a fact that the tower has
7 been a strong deterrent to him selling, and the poor folk that
8 live there are getting pummeled constantly. Every the other
9 tower in Florence that I measured two miles away showed high
10 EMF readings, and one mile away show extreme readings. Most
11 of them were in the hundreds of thousands of microwatts per
12 meter squared. We can cite thousands of peer reviewed studies
13 that indicate a significant increase in cancer and other
14 diseases the closer one lives to the tower and the more
15 continuous the exposure is. How these health dangers from EMF
16 can be ignored by the government when our own government's
17 military and many other government militaries around the world
18 are using these same wavelengths for crowd control and other
19 weaponry. Militaries have referred to this technology as the
20 perfect stealth weapon, and that's why they've been using it
21 not to be detected. And anyone can find this information in
22 government documents. Please remember, with a cell phone one
23 can hang it up, with a microwave oven and a Wi-Fi router, one
24 can turn it off. With a cell phone tower, however, one is
25 left helpless and unable to stop the constant bombardment

1 24/7. These EMFs are very real, they're very quantifiable and
2 it's no joke. We do not want this tower by our homes. We
3 don't care about the broadband, Mr. Murphy. And you said
4 several times that you want to be a good neighbor. A good
5 neighbor -

6 RIGGINS: And that was three minutes.

7 TRIGONS: Okay. We will do whatever it takes to
8 counter this and to preserve our property values, our health
9 and the beauty of our community. It's our hope and prayer
10 that you stand together with this cause. Thank you.

11 RIGGINS: Thank you very much. And folks, folks I
12 have to tell you, just two ground rules right off the bat
13 here. Applause is not appropriate in this public meeting,
14 it's not the direction to go. The other thing that I will
15 urge you to recognize, please do not turn around and direct
16 your comments to the audience. Your discussion with us is to
17 the Commission. So please don't look into the audience to
18 single somebody out or say something. We're again, this is a
19 public meeting, let's have the decorum it requires.

20 SILVA: Like Dr. Alex, I'm a physician assistant
21 with a master's level education, and I care for 600 patients
22 locally.

23 RIGGINS: And you have written down your name and
24 address?

25 SILVA: I did.

1 RIGGINS: And did you give it to us? Your address.
2 I wrote it on here, and I've also sent an email ahead.

3 RIGGINS: Yes, but you also need to speak it into
4 the record.

5 SILVA: Okay. I own a new property that is not
6 addressed, it on Paisano. The current address is 0 Paisano
7 Drive, Florence, Arizona.

8 RIGGINS: Thank you much.

9 SILVA: My name is Thomas Silva, I'm a physician
10 assistant. I care for about 600 patients. I have experience
11 in surgery, family practice, psychiatry, most relevantly 1,200
12 continuing education hours in oncology. The work today I've
13 canceled because I want to be here. So T-Mobile mentioned
14 that they haven't had - reached out to this community or had
15 conversations about it, but we're here today to speak with
16 them. They've also mentioned that there's no towers for
17 miles, we need this for high speed, low cost data for personal
18 use, medical use and medical emergencies. I am a T-Mobile
19 customer, I do use this for personal use, for work and for a
20 number of medical emergencies that I've been a part of. On
21 Paisano, I've never had a problem with my internet speeds on
22 Paisano Drive, which is the main place this is targeted for.
23 I'd like to share some evidence on the research related to
24 cancer, and there's a lot of information here, but I'll
25 summarize it. A study of cancer patients in Germany over 10

1 years found that there is a 3.29 times greater risk of cancer
2 in patients with a residence closer than 400 meters to a cell
3 phone tower. Risk of breast cancer was 3.4 times greater, and
4 the average age of diagnosis of breast cancer was 19 years
5 earlier. Early. A study in Israel found women living within
6 350 meters of cell phone towers had 10 times greater risk of
7 cancer than the community as a whole. I also reviewed
8 evidence on clusters of cancer around cell phone towers, and
9 in one case where they installed a tower 90 feet from a
10 school, 50 percent of the school staff had become ill and 25
11 percent of them had become ill with cancer. There's also
12 research from a San Francisco study of 900 pregnant women that
13 found that those who had the highest exposures to cell phone
14 towers had 2.7 times greater likelihood to miscarry than those
15 who were at low levels. So we live in a time where one in
16 three of the people in this room is likely to die from cancer,
17 and these studies demonstrate a dramatic increase in cancer
18 risk. It is likely that there are people in this room who
19 will die of cancer related to the tower. Thank you.

20 RIGGINS: And that is three minutes, thank you very
21 much. Next person to come up, please.

22 CRINIGAN: I'd like to ask for a little indulgence.
23 I've got two yellow cards and I'm going to address some of the
24 administrative issues that all of us would like to touch on.

25 RIGGINS: I don't understand. I don't understand

1 what you're asking for?

2 CRINIGAN: So I'm saying, I would say things that
3 would stop a whole bunch of people from saying things.

4 RIGGINS: Okay. So, and so you're going to do what?

5 CRINIGAN: Can I have one more minute?

6 RIGGINS: You want, you want four minutes as opposed
7 to three.

8 CRINIGAN: Yes.

9 RIGGINS: And you're telling us that it'll probably
10 help us a lot getting through everything?

11 CRINIGAN: Yes.

12 RIGGINS: I believe the Commission can indulge that
13 request. Let's - hopefully we don't have a lot of people ask
14 for extra time to do the same thing.

15 CRINIGAN: (Inaudible), yeah.

16 RIGGINS: So you will have four minutes. Can you
17 please give us your name and address?

18 CRINIGAN: I'm signed in. My name is Bernard
19 Crinigan. My address is 501 North Evelyn Avenue in Tucson.

20 RIGGINS: Very good, and please remember to direct
21 your comments to the Commission.

22 CRINIGAN: Yes. So I own the four parcels -

23 RIGGINS: And you definitely will want to still stay
24 -

25 CRINIGAN: I will stay next to, close to the - so I

1 jointly own the four parcels directly north of the subject
2 property. I have the parcel that's closest to the cell tower.
3 The cell tower is squeezed to the north end of the property
4 because it's partially in a flood zone, so my property is
5 probably 100 feet from where the cell tower would be. So -
6 and I received this yellow card - I think I was the first of
7 the group to notice the yellow sign, which was I think on
8 November 5th. I don't think any of us are aware of any public
9 meeting that was held before that, so that's why everything
10 came in at the last minute, because we saw this, we kind of
11 told each other and that started the flood of letters coming
12 in. So I own the four parcels. I have two degrees from
13 Columbia University, one is an engineering degree. We
14 purchased these parcels about 12 years ago as kind of a
15 retirement project for me. I retired at the beginning of
16 2022, we had plans to do something with this that would be
17 consistent with the community, whether it would be
18 residential, whether it would be a senior citizen care center,
19 agricultural, and so I'm the person probably that's most
20 financially affected by this thing. I supervised a group of
21 appraisers and engineers at the Treasury Department for 30
22 years. I know my valuation, you know, I know valuation. I
23 think that it would reduce my property value, for the closest
24 property, by 75 percent, and for all the other properties
25 probably, you know, the further you get away the less impact

1 it has, but I would suffer a pretty significant financial
2 impact. And all the close neighbors would, the further you
3 get away, the impact becomes less, so I have a significant
4 financial impact that comes from this. It's well established
5 that there's a stigma associated with being near a prison, a
6 transmission line, a dairy, and this is about as close as you
7 could get. I would have a stigma associated with my property,
8 and the other close properties would also have that stigma.
9 You get a mile away and you can't see it and the stigma goes
10 away, but I would be financially impacted by being next to
11 this thing. None of us I think knew about this until like
12 November 5th, so it was kind of a surprise to us, so this is
13 why we're a little bit disorganized and people are going to
14 talk about different aspects. I don't know if even all the
15 people were notified about this, but I did about beginning of
16 November get two yellow cards. I didn't notice the yellow
17 cards until probably November 5th, but anyway, that's it.
18 Thank you.

19 RIGGINS: Okay.

20 CRINIGAN: And I strongly urge that you do not
21 approve this project.

22 RIGGINS: Thank you. Commission Members, any
23 questions of the speaker? Thank you very much. Can our next
24 speaker come up?

25 HAUB: I'm going to start my own time and watch

1 myself. My name is Katharina Haub. I'm at 4096 North
2 Razorback, Florence, Arizona. I have signed this. Okay.

3 RIGGINS: And you've already signed in

4 HAUB: I have, yes sir.

5 RIGGINS: Thank you.

6 HAUB: I am not smart like all these people, I just
7 have a bachelor's and it was in speech communications. So I
8 just wanted to address another issue, and I'm sure you're all
9 aware of it, but it's more of an FYI. So the
10 Telecommunications Act of 1996 was a congressional decision,
11 it's a federal act, and one of the areas of this act - there's
12 many areas and aspects, but we won't go into that - there's
13 one area, was it reserved the power to control placement of
14 cell towers, small cells and DOS systems to local government.
15 So it essentially kind of gave a lot of power to the local
16 governments, which is you guys. So there's five areas, I'll
17 be quick. The first three are - just, I'm just going to
18 bullet point them - CliffsNotes. So local governments cannot
19 discriminate between providers - AT&T, T-Mobile, boom. We've
20 already established we're not trying to do that. The decision
21 must be made within 150 days of the date of the application
22 filing. Three, a written decision is - there's going to be a
23 period, it's called a shock lock, which addresses any sort of
24 delays - and that, I don't know the details, but we could all
25 Google it. So the fourth and fifth issue I wanted to bring

1 up, so the local government is tasked to address the
2 environmental and health concerns at the local level. So the
3 local governance must make sure that the company, this fellow
4 here, is in FCC compliance, so the testing must be done for
5 radiation and any other testing related to the environment.
6 So I Googled my brains out and found that there's a lot of
7 impacts to wildlife, like millions of birds crashing into
8 those things in Wisconsin, and bees and animals. So, you
9 know, that's another, that's environmental, but health
10 concerns is what you're hearing about here. So again, we can
11 all Google and we can read all these stories about the health
12 impacts, and I think we can all think back to like, okay, they
13 told us thalidomide was safe. They told us it was okay to
14 smoke. They told us that, you know, all these things were
15 okay - asbestos, and then we find out later that in fact they
16 really did have a serious impact. So that's just something to
17 keep in mind because a lot of things will say perfectly safe,
18 perfectly fine and we find out later that it wasn't. So the
19 last and final thing is that you as a local government cannot
20 prohibit services, in other words, the provider - so okay,
21 after this act passed, you can imagine there was a lot of
22 lawsuits. In '96 the act passed, in '98 there were several
23 lawsuits because local governments were denying these towers.
24 And so as a result of that, the court of appeals came out with
25 two outcomes. One, that the burden of proof was on the

1 provider to prove there is a significant gap in services
2 currently - so they must do that - and they must propose that
3 the installation is the least restrictive. But the biggest
4 takeaway is it's up to the local government to decide and
5 direct zoning rules. So with that concluded, I do oppose the
6 installation of the cell tower. I live a half a mile from it,
7 I have a lot of friends - oh, I'm done, sorry. Thank you for
8 your time, I appreciate it.

9 RIGGINS: Thank you for your time. One, I would
10 like to address one point of order here because I - maybe you
11 all know this, but I did want to say it - the Planning and
12 Zoning Commission serves at the pleasure of the Board of
13 Supervisors. We are here to hear this case and make a
14 recommendation to the Board of Supervisors. This case will
15 not be decided here. This Commission will make a
16 recommendation. It will go to the Board of Supervisors, they
17 may pay attention to our recommendation or they may not, but
18 the final decision will be made down the road at the Board of
19 Supervisors. And only wanted to say that for a point of
20 reference for everybody as we're discussing this. And pardon
21 me for interrupting you just as you were getting started, and
22 if you'll give us your name and address and go right ahead.

23 SAMOTHRAKIS: I've written my name on the list. My
24 name is Periandros Samothrakis. I live on 3299 North Spyglass
25 Drive in Florence, Arizona. I will touch up a little bit on

1 what the Commissioner (inaudible) talk previously about
2 flooding. I have a background in civil engineering, I have a
3 masters and PhD in hydraulics and hydrology. I worked for 18
4 years in the industry conducting flood studies for large
5 infrastructure facilities. I'm a registered professional
6 engineer in the State of Maryland, and I took a look - a
7 little bit of look at the drawings provided by the applicant,
8 and I looked at the FEMA map that provides the flood zone, and
9 based on the FEMA map the cell phone tower is about 400 feet
10 from the edge of the 100 year flood zone. But if you pay
11 attention to the FEMA map, it says it's a Zone A without a
12 base flood elevation, which means that FEMA has not done a
13 detailed flood study for that area and doesn't know exactly
14 what the 100 year flood level is. And I'm pretty convinced
15 that if a detailed study is performed, we will see that the
16 cell phone tower is within the 100 year flood zone and that is
17 a serious safety hazard for the residents of Paisano Drive,
18 the whole residential community there, and for the tower
19 itself. I looked at the - I did a high level hydrological
20 analysis, I looked at the topography of the area, delineated
21 the watershed that drains to the cell phone tower and extends
22 about 10 miles on the east of the site. It covers about 11
23 square miles. I don't want to bother you with the details. I
24 collected some publicly available data about land cover,
25 precipitation in the area, and used the standard formulation

1 of coming up with flood flows. Based on my high level
2 analysis, the flood flow at the site, it's quite significant
3 and in my opinion it will inundate the site during a 100 year
4 storm. The site facilities will obstruct the flood flow, this
5 can cause a backwater effect going back to the community
6 living on Paisano Drive and put the residents there at the
7 risk of loss of life and of loss of property. I can go on on
8 the details, but I don't want to bother you. I'm strongly
9 opposed with this location of the cell phone tower on the
10 grounds of being so close to the proximity of the 100 year
11 flood level. It should be moved farther to the west and away
12 from the flood zone in my personal opinion. Thank you.

13 RIGGINS: Thank you very much. Any questions at the
14 speaker? Thank you.

15 SAMOTHRAKIS: Thank you.

16 SPARROW: Good morning. My name is Michele Sparrow,
17 and I live at 26291 East Desert Hills Road in Florence. I'm a
18 holistic nutritionist and I deal with health and nutrition and
19 I talk about it a lot and it's very important to me and my
20 family. As a side note, I just wanted to mention that my
21 husband is a software engineer who works from home for Google.
22 We live out there on Paisano area and we have no issues at all
23 with coverage. Our children live in Chandler and we're able
24 to communicate with them, and my mother in California, and we
25 have no problems at all with that. But I wanted to speak

1 specifically in regard to the Telecommunication Act,
2 disregarding matters of adverse health effects due to the
3 placement of a cell phone tower, and I wanted to cite
4 specifically firefighters in California who have a legal
5 protection to prevent cell phone towers on their fire
6 department facilities because it endangers their health and
7 safety, and that was recognized by the State of California and
8 the International Firefighters Association. They passed a
9 resolution that they oppose cell towers on fire stations in
10 2004 and it remains in effect to this day. And the cause of
11 this was because of six firemen who had experienced brain and
12 neurological injury from cell towers on the grounds of their
13 stations. The International Association of Firefighters
14 Resolution number 15 titled, Position on the Health Effects
15 from Radiofrequency/Microwave (RF/MW) Radiation in Fire
16 Department Facilities from Base Stations for Antennas and
17 Towers for the Conduction of Cell Phone Transmissions, easily
18 passed because of health. Susan Foster, who was a resolution
19 coauthor for this, wrote a chilling and cautionary letter to
20 the City of Palo Alto in 2018 regarding the firefighters'
21 experience once cell towers were in place. She noted, the
22 firefighters' most important lesson to us may be that if we
23 allow a buildout of small cell aimed at facilitating 5G, such
24 that they are as commonplace in front of homes and schools as
25 they were on fire stations, we may be facing not only an

1 immediate risk of impairment to some degree, but later a
2 tsunami of Alzheimer's and dementia, which has been proven
3 over and over again. The rate of people dying from
4 Alzheimer's disease in the United States rose by 55 percent
5 over a 15 year period according to new data from the Centers
6 for Disease Control. And the fact is, we all deserve an
7 exemption, not just firefighters. Since the State's granting
8 of the exemption for fire station directly implies
9 acknowledgment of the health risk for firefighters, this begs
10 the obvious question, what about the rest of us who are
11 inherently more vulnerable? Particularly the unborn,
12 children, teens, those who are ill and disabled and the
13 elderly? We should all be allowed to retain local control and
14 have as much say as possible to protect our communities and
15 our families. Thank you.

16 RGGINS: Thank you. Commission Members, any
17 questions of the speaker? None being, let's have our next
18 person up.

19 SEIDEL: I'm losing space on this.

20 RIGGINS: Can another page be provided, please?

21 SEIDEL: Thank you. Good afternoon. I get the
22 pleasure of being the first one to be in the afternoon, I
23 think we just passed 12. Members of the Commission, my name
24 is Stephen Seidel, 3642 North Razorback Drive. I did just put
25 it down. I've lived down Highway 79 and Paisano basically my

1 entire life, other than moving to university and then back.
2 I'm a computer systems engineer. My master's thesis was
3 actually in wireless networks and optimizations. I currently
4 work as a senior software engineer at Amazon Incorporated. So
5 being in tech my entire professional life, big tech for much
6 of it, I see firsthand how fast technology moves, how critical
7 it is for companies to move with it or we become obsolete.
8 This is especially true in wireless networks and by extension,
9 cellular companies. I was involved in some of that from mesh
10 systems and Wi-Fi 6 out of Ghent University in Belgium in
11 2017-2018. We've all seen the same with 4G-5G, as soon as a
12 new gen comes out, it's approved by the FCC. Every cellular
13 provider rushes to be the first with the best network.
14 Basically large tech, they need to grab that market share at
15 the beginning or they lose it forever. And I work daily in
16 this mindset. But when tech moves fast, it's not really
17 possible for long term case studies necessarily to be
18 performed on adverse effects, especially long term health
19 concerns. (Inaudible) site provides the same info. They say
20 they can't take an official position on newer cell towers due
21 to lack of data. I know some people have data, I don't know
22 too much about that, but unfortunately if a provider were to
23 wait for a long term case study, it would take years that they
24 might become obsolete in that time. So for us in rural areas,
25 I have grown up out in that desert that you saw earlier. I

1 now have my wife and two kids here, I plan to raise them out
2 here as well. You saw the coverage area, it's basically
3 vacant. It's just desert. I live in that desert and kind of
4 with the understanding and expectation that it might be a
5 little less convenient. We have to travel farther for goods
6 and services. Cellular data won't be the fastest. I have T-
7 Mobile. We maybe won't have the latest and greatest lightning
8 speeds, we also have the understanding and expectation we
9 won't be bathed in the latest and greatest additional signals
10 here. So again, we have T-Mobile. We can make calls, we can
11 call 911, that's not an issue. I've never had an issue with
12 that, I've had it for years. I think this is about maybe
13 blazing data speeds and bringing that. I don't know what the
14 long term effects exactly of the latest (inaudible) signal's
15 going to be. I don't even know what the long term effect of
16 Wi-Fi 6 and the mesh system that I literally worked on a few
17 years ago would be. The sole focus at that time was
18 throughput in latency, and that's what we hear about. I don't
19 think anybody really does yet. There are other reasons as
20 well I'm opposed, but I don't want to be repetitive, so I'll
21 keep it in that area of more of an expertise. Obviously, I'm
22 not in support of this and thank you.

23 RIGGINS: Thank you. Any questions, Commissioners?
24 Thank you very much.

25 PAGOENI: Hello. My name is Ioanna Pagoeni. I live

1 on 3687 North Razorback Drive in Florence, Arizona, and I'm an
2 expert.

3 ??: She has six minutes, I gave her (inaudible).

4 RIGGINS: Okay. All right. That's - yes, okay.
5 We'll do that.

6 PAGOENI: And I would say that I am an expert on the
7 effects that RF EMF would have on human health. My
8 educational background includes a PhD in biomedical
9 engineering from Carnegie Mellon University. I also have two
10 masters degrees in chemical engineering, and my professional
11 background includes basically groundbreaking research on
12 cancer cell biology - the University of California, Berkeley,
13 and I focused on glioblastoma multiforme, which is basically
14 the type of cancer that studies have shown - preliminary
15 studies - have shown to be associated with RF EMF. I've also
16 worked at Thermo Fisher Scientific as a senior staff
17 scientist, and I designed and developed the SARS-CoV-2 COVID
18 19 PCR assays, which were the best selling and best performing
19 in the global market, having a 25 percent global market share
20 and bestowing \$9 billion to Thermo Fisher Scientific just from
21 the PCR assays. So basically I decided to review the
22 literature for peer reviewed publications with respect to the
23 effects of radiofrequency electromagnetic fields on human and
24 animal health, and basically the balance of the ecosystem. So
25 there - and I'm here basically to dispel the misconception or

1 the illusion that there are not studies linked with the
2 adverse effects of RF EMF on human health and animal health.
3 So first of all, there are studies and the International
4 Agency for Research on Cancer have shown RF EMF to be
5 implicated in the development of cancer in humans and has
6 classified it as group 2B. There are more recent studies that
7 have implicated RF EMF not only with cancer, but also other
8 serious, valid public health concerns such as neurologic and
9 behavioral disorders, autoimmune diseases and immune system
10 effects and metabolic diseases. And I would like to briefly
11 go over all the carcinogenic effects for these particular six
12 minutes. I have filed with Mrs. Mason both my National
13 Science Foundation biographical sketch as to why I consider to
14 be - I consider myself to be an expert on the matter, but also
15 I have filed these very dry document of the literature review
16 that I have conducted in respect to the adverse effect of RF
17 EMF on human health and animal health. So basically, there
18 are several cross-sectional studies that have been conducted
19 along the years in several countries: Europe, the U.S. and
20 Canada showing almost a 5.3 fold increased risk of developing
21 glioblastoma, again, the type of cancer that I did basic
22 research at UC Berkeley, that has only 3 to 5 percent survival
23 rate for more than three years. Moreover, a case control
24 study among U.S. Air Force personnel found the suggestion of
25 an increased risk of brain cancer among personnel who

1 maintained or repaired RF or microwave emitting equipment.
2 And then there is a case controlled study that found the
3 suggestion of an increased risk of death from brain cancer
4 among men occupationally exposed to microwave and RF
5 radiation, with all the excess risk among workers in
6 electrical and electronic jobs involving design, manufacture,
7 repair or installation of cell phone towers. There are
8 several animal studies, animal model studies, so in basically
9 basic research we use in vitro experiments, cell lines and in
10 vitro experiments, animal models, in order to prove the
11 effects of several factors on human health when it is not
12 possible to conduct epidemiological studies, because whether
13 they are chemical agents or whether they are, in this case RF
14 EMF that we are considering, we don't have long enough data to
15 conduct these epidemiological studies. So in these several
16 animal model studies, what has been shown is basically that
17 the mice developed several tumors, not just on the brain, but
18 also on the liver, on the lungs and on the thyroid. And just
19 in a (inaudible) analysis that was conducted with almost 14 -
20 no, 13,300 cancer patients and 100,000 healthy controls in
21 order to identify the effect of RF EMF on cancer, it was found
22 that in stratified analysis there is an increased risk in
23 North America, especially in the United States, with an odds
24 ratio of at least 1.5 and 95 percent confidence interval.
25 It's not just cancer that is a major significant health risk

1 coming from RF EMF, but we also have to consider a
2 reproductive system adverse effects. Several studies have
3 been proven to reduce sperm motility and change sperm
4 morphology in actual humans, and then in spermatozoa, so in
5 vitro studies, and animal model studies such as mice. And
6 moving on forward to the neurologic and behavioral effects,
7 there are several animal model studies that have been
8 conducted where they show not only neurological different
9 changes for the worse, in the cyto architecture of the
10 hippocampal formation, the cerebral cortex, the cerebellum and
11 the amygdala, but also behavioral differences in the mind,
12 such as basically anxiety, locomotor decrease and so on, so
13 forth. And for human studies, they're, you know, basically
14 based on what they're called subjective symptoms or some - but
15 they're still symptoms. There was a cross-sectional study in
16 Turkey between two universities considering almost a thousand
17 students between 2018 and 2019, and it was shown that
18 increased cellphone use led to headaches, concentration
19 deficit, tiredness when waking up in the morning,
20 hyperactivity, general feeling of fatigue and lethargy.

21 RIGGINS: And I'm going to ask you to wrap it up
22 because you used your six minutes. If you could wrap it up
23 quickly.

24 PAGOENI: There are also autoimmune diseases, immune
25 system effects and metabolic disease affects, all of which you

1 can read in my report. Basically, in summary, extensive in
2 vitro cell studies in vivo animal model studies and
3 epidemiological data, demonstrate the adverse EMF effects of
4 previous and current generation technologies. Studies about
5 the RF EMF adverse effects on human health and the ecosystem
6 are progressively accumulating, and although in some cases
7 might still be preliminary, they clearly point to the
8 existence of multiple interactions between RF EMF and
9 biological systems, and to the possibility of oncologic,
10 reproductive, neurologic, immune and metabolic adverse
11 effects, to name a few. I am therefore requesting the
12 committee to please reject the special use permit and not
13 allow T-Mobile's (inaudible) to create a wildlife and public
14 safety hazard on our community.

15 RIGGINS: Thank you very much. Any questions for
16 the speaker? Okay, next speaker.

17 ARAM: I've written down my name outside, but I'm
18 going to write it down here as well. My name is Mehran Aram,
19 27093 East Paisano Drive. All the scientists have addressed
20 all that stuff, so I'm going to take a different angle. I
21 have three minutes?

22 RIGGINS:. Yes.

23 ARAM: Okay, thank you very much. I'm a
24 businessman. I've been in the mortgage and real estate
25 business, real estate broker for over 30 years. We've seen

1 thousands of appraisals, there's not even one percent doubt in
2 my mind that the home values will go down, the land values
3 would go down dramatically. The gentleman applying for this
4 permit is making an assumption that RF is the only objection
5 here. That is not the only thing here, although that's very,
6 very important. The property values will be affected very,
7 very negatively, and aesthetically it would be an eyesore to
8 look at. Additionally, I have to say that, you know, my wife
9 has had breast cancer, is still, you know, battling that. We
10 came here to get away from all of that stuff. And it's very,
11 very important to also point out there's a map already that's
12 been given to Ms. Mason by email that shows there's sufficient
13 coverage in the area. We don't have any problem with mobile
14 service at all, and I really strongly recommend that you
15 reject this application. It's very encouraging to hear that
16 the gentleman wants to be a good neighbor and I'm very happy
17 to hear that, but of course part of being a neighbor is to
18 make sure you set up a community meeting. I didn't even know
19 about this until a few days ago, so I have no idea why we
20 haven't had a meeting to discuss this. And we completely
21 oppose this, we're only half a mile away. A lot of homes
22 there and this can be put so many other places. Also, they
23 have to show that this is an area where they can put this with
24 the least amount of impact on the neighborhood and that is
25 just not the case. It is just not the case. Also, sometimes

1 these companies, with all due respect, have this threat of a
2 lawsuit over the cities, but I've done a lot of research and
3 they really - the worst - it cannot get any monetary damages.
4 So as you make your recommendation, the worst you can say is
5 you passed the law and we don't like the law. So this threat
6 of, you know, oh, because of this government act, you know,
7 we're going to come after you and sue you and put you in a bad
8 position, is just simply not the case. So for all the great
9 reasons specified by our good neighbors and many more here,
10 I'd like to keep myself, my wife, my parents, my
11 grandchildren, safe. In fact, I had to decide between going
12 to the ER with my 90 year old right now before this meeting or
13 after the meeting, so I came here just like other people,
14 because it's very, very important.

15 RIGGINS: Thank you very much.

16 ARAM: So thank you for rejecting this application.

17 RIGGINS: Okay. Our next speaker - and just to help
18 us, how many people still are wanting to speak? Oh my. Okay.

19 LYKOS: My name is down there. My name is
20 Athanassios Lykos. I live in Paisano Drive, 26430 East
21 Paisano Drive. I'm going to speak from personal point of
22 view. I had problem with Wi-Fi, and I put my house, I have
23 now hard (inaudible). I use only ethernet.

24 RIGGINS: And could I get - could I get you just -
25 could I get you a little closer to the mike?

1 LYKOS: So I had problem with nausea and I have a
2 fatigue and the rash all over my body. After I don't have any
3 more Wi-Fi and I use ethernet, I am okay. The thing is this,
4 if you allow to install the tower, I request they protect my
5 house with special paint or whatever means that are in the
6 market. My roof, my house and then if I get sick, to pay my
7 bills. Thank you.

8 RIGGINS: Thank you. Okay, next speaker.

9 SEIDEL: Hi, my name is Dr. Mark Seidel, at 3691
10 North of Hohokam Road, very close to the tower. Proposed
11 tower. I don't want to repeat a lot of things that people
12 said, but of course I'm concerned about the health effects and
13 the property values going down. But to operate within Riggins
14 Rules and directly address the applicant's issues, he said
15 something about setback concerns, you should ignore those
16 because the property owner is okay with it. But setback
17 concerns are not there for the property owner, they're there
18 for the neighbors. Okay? Second, he stated that he received
19 no letters of opposition. Well, we're not supposed to send
20 them to him, we're supposed to send them to the County. And
21 this meeting that supposedly was held, none of us knew
22 anything about it, clearly, because if we had we would've
23 networked and been there. One of the things that I wanted to
24 bring up is that as a member of the Pinal County Open Space
25 and Trails Advisory Commission, similar to what you do in a

1 different way, this proposed tower would strongly negatively
2 impact our Pinal County Open Space and Trails Masterplan,
3 which has been our guiding document for well over a decade.
4 Certainly there was the admission by the applicant that this
5 is more forward looking and not needed now, but many people,
6 including me, have already said that we have adequate
7 coverage. It's not a problem, we don't need this. And so I
8 think it's clear from the strong neighborhood opposition - and
9 these people are not from somewhere else, they're from the
10 neighborhood - it's that our collective opinion that this
11 future coverage is not needed and not wanted, and I advise
12 you, strongly advise you, to recommend a denial in your
13 strongest possible terms. Thanks.

14 RIGGINS: Thank you very much.

15 CATAMBAY: I've signed in already. My name is Dr.
16 George Catambay, I'm a retired chronic pain specialist from
17 Northern California. I handled for 20 years all the
18 government's chronic pain patients there. I would like to
19 speak to the issue of post-traumatic stress and how that would
20 - its healing be affected by bringing cell phones onto the
21 monastery's property at the end of Paisano. We have our
22 veterans, we have all of our people at this time of our
23 history that are traumatized. You heard it with the other
24 people who were talking about their issues. One of the
25 greatest free, drug free, stress relief, healing of co-

1 morbidities like post-traumatic stress is that monastery. If
2 you allow cell phones to come in, you are going to bring in
3 all the offsite trauma that people are trying to move away
4 from. This is an international healing place. That monastery
5 is a place of healing of the spirit. You have to heal the
6 psychic - and I know that there's psychiatric people here -
7 but you have to calm the (inaudible) part of your brain if
8 you're going to heal, otherwise you're in turmoil. I only
9 found out about this last Sunday. I live at 4942 South Las
10 Mananitas Trail in Gold Canyon. I'm retired, I came here
11 because you have a wonderful state. Don't ruin it. Thank
12 you.

13 RIGGINS: Thank you. Next speaker, please come
14 forward. We have a - pardon me, please come back. Please
15 come back. Vice Chair Mennenga.

16 CATAMBAY: Yes.

17 MENNENGA: You said you live in Gold Canyon?

18 CATAMBAY: Yes.

19 MENNENGA: How close is the nearest cell phone tower
20 to your house?

21 CATAMBAY: You know, I have no idea.

22 MENNENGA: Did you look at that before you moved to
23 Gold Canyon?

24 CATAMBAY: No, I did not.

25 MENNENGA: Okay.

1 CATAMBAY: You know, I was simply blessed to have
2 found my second wife at the monastery.

3 DUMONT: Good afternoon. My name is John Dumont and
4 I live at 4226 North Razorback Drive in Florence,
5 approximately 0.7 miles from the proposed cell site, and I'm
6 currently in the process of building plans for my new home for
7 my family of five 0.4 miles from the proposed cell site,
8 directly in line right across from the highway. So we will
9 absolutely see this from our property. In addition to all the
10 health concerns, we have a number of concerns regarding our
11 property values, but one thing I wanted to point out, that it
12 is my understanding the Federal Communications Commission
13 doesn't find any of our health concerns about RF to be
14 credible and that the Telecommunications Act of 1996 bars
15 local governments from denying zoning applications for cell
16 towers based upon the potential adverse health impacts caused
17 by their RF emissions. According to *Forbes* from 1998 through
18 2018, telecommunications companies like AT&T and Verizon and
19 others spent over \$1.2 billion on lobbying. I guess we know
20 why that rule is there in place. It seems a lot like the
21 tobacco industry back in the 1950s as these big corporations
22 were trying to suppress all the important health information
23 that was going to potentially damage their economic interests.
24 Now, just because the FCC is not concerned about the health
25 impacts of cell towers, that does not mean that us citizens

1 are not concerned, and this has a very real impact on property
2 values as has been demonstrated today. I found that four or
3 five or even seven studies within just a matter of five
4 minutes searching online that showed up to 20 percent plus
5 decreases in property values nearby to cell towers. And to
6 quote the United States Department of Housing and Urban
7 Development - also called HUD - they label phone towers as to
8 be precise, hazards and nuisances. And again, this is the
9 United States Department of Housing and Urban Development, and
10 they instruct appraisers to consider them in property's
11 appraisals. The proposed tower is 90 feet tall, and that is
12 the height of a nine story building, and it is my
13 understanding that if this is approved, that the height could
14 be further increased without the public being aware or having
15 any say. Also, lightning strikes have come to my attention as
16 a potential concern given that we live in the great State of
17 Arizona where we have a monsoon season, we have tons of
18 lightning strikes. A 90 foot tower is obviously a concern for
19 being struck by lightning, and according to the Institute for
20 Electronics and Electrical Engineers, there are potential
21 risks to the nearby dwellings and other facilities from
22 lightning strikes to the tower where the energy can come into
23 the electrical system and then potentially damage nearby
24 properties. This is also a concern for us. One other thing I
25 wanted to point out is that if T-Mobile or the entity that is

1 applying on behalf of T-Mobile, attempts to claim that
2 blocking this permit will be a violation of federal law, they
3 are required to meet a two part test, and it has to do with
4 the availability of cell coverage in the area and as well as
5 being the least intrusive. I wanted to point the Commission
6 to please check out T-Mobile's website where it is very clear
7 that there is cell coverage everywhere within the proposed
8 jurisdiction of this tower, and 4G LTE is the lowest speed.
9 I'm a CFO for a hedge fund, we trade stocks everyday, millions
10 of dollars, if I miss one message or one phone call, I will be
11 fired.

12 RIGGINS: Thank you. Thank you very much. Next
13 speaker, please.

14 CANTOS: Let me just write down my name real quick.

15 RIGGINS: And address.

16 CANTOS: My name is Father Earl Cantos, I am a Greek
17 Orthodox priest. I'm not a monastic, I'm a married clergyman.
18 We have a parish, Orthodox mission -

19 RIGGINS: And your address.

20 CANTO: Oh, I'm sorry. The address is 10010 East
21 Harvest Road in Florence, Arizona. So where I live is not
22 within 600 feet easily of this tower, but I have hundreds of
23 parishioners - it's maybe about two and a half years old, the
24 parish. It's grown quickly, and people tell me all the time
25 why they - reasons why they move here. One, of course the

1 number one is to be close to the monastery, but actually very
2 high for autistic parents of autistic children and others, is
3 that there's not as many cell towers up here. So that
4 actually has been an issue. When the cell tower - so I just
5 heard about this meeting recently from parishioners, and many,
6 maybe about five different of my parishioners have taken EMF
7 readers to the cell towers - there's no cell tower here to
8 test, obviously - but they've taken the cell towers throughout
9 Coolidge and throughout Florence, and surprisingly - and this
10 is not obviously scientific, I don't know if they're doing it
11 the way they're supposed to - but literally five families have
12 gone around and tested these. It seems like there's almost
13 none of them that are within limits of what the government
14 says - FCC and EPA says, are appropriate limits. And so I
15 don't know what the process is, but I'm really concerned now.
16 I haven't - I don't even have an EMF reader, so I haven't done
17 that, but I'm thinking about getting one because we have cell
18 towers all over near where my wife and I live, where the
19 church is holding, and if the government is not even enforcing
20 that which is their own, you know, limits, that's of a concern
21 to me. And so I personally want to find out what I can do and
22 find out which agency is supposed to be monitoring these cell
23 tower emissions, because to me this is a far greater issue
24 than just this one tower. And I know this meeting is only
25 about that tower, but I think this is an issue that I know

1 many, many people in my community are concerned about. I know
2 that the monastery is concerned about them, so I would
3 advocate a no vote for now and then be, I'll be prepared to go
4 to the Board of Supervisors. And I thank you for all doing
5 your job. God bless you.

6 RIGGINS: Thank you very much. Next speaker,
7 please.

8 REBER: Hello, my name is Douglas Reber, and I'm the
9 property owner, and frankly I'm a little surprised by the -
10 all the things we've heard tonight, or today, and I just want
11 to bring a couple other matters in perspective.

12 RIGGINS: Could you get us your address, please?

13 REBER: Yeah, I live in Gilbert. I've owned - I own
14 - I've owned a number of pieces of property.

15 RIGGINS: But your actual domicile, your address.

16 REBER: Yeah, it's 3469 East Cabazon Court, Gilbert,
17 Arizona.

18 RIGGINS: And if you'll allow me, the reason that's
19 asked everybody is because we record our minutes through these
20 microphones, that's where the minutes come from, so we need
21 your addresses.

22 REBER: All right, well I have a number of points.
23 I don't know if I'd be able to have an extra minute, I'll let
24 you guys determine that. But I think I have a vested interest
25 because I am the property owner. Firstly, I'm surprised that

1 setback was an issue, we thought we were - in planning the 500
2 feet, great, you know was ample space because actually from
3 that 500 feet, I don't know that there's a current dwelling
4 within a half a mile. Perhaps as a bird flies, it'd be very
5 close. But anyway that said, I bought this property, I've
6 owned it for over 20 years. I own 75 acres there right on the
7 highway, and the reason I bought it is for its zoning and it's
8 zoned CB-2, I bought it for a long term hold property. There
9 are a couple of points the neighborhood may not be aware of,
10 and I know that I did have my immediate neighbor who owns
11 adjacent property, his is also zone CB-2, he talked about
12 residential and he talked about maybe agriculture. There is
13 no water certificates for agricultural there, it's not
14 grandfathered to anything, and there would have to be a zoning
15 change, and if it were anything less than multifamily on the
16 property, it would have to fall within the zoning for CB-2
17 just as a note. I'm surprised I've had any - I'm a little
18 confused because what you're hearing is that there's no -
19 there's excellent cell service in the area, and I'd encourage
20 any of the Commissioners to actually drive out there, this
21 Paisano and Highway 79. I've been there 20 years, I've had T-
22 Mobile, I've had AT&T, I switched to Verizon to hopefully get
23 better service, and when I enter my property off of this, if I
24 have a phone call I need to make, I got to go back on the
25 Highway 79 and go towards town if it's an important call by

1 one mile. But the neighborhood may not be aware of, but
2 Highway 79 has a traffic count - I think the latest in the
3 last year of -

4 RIGGINS: Another minute?

5 REBER: Am I right to -

6 RIGGINS: One more minute.

7 REBER: Well, I have to make it quick. 7,500 a day
8 and this would be the last - and it's 30 miles to Oracle
9 before you hit another surface. We've had some bad accidents
10 on 79 in the last several years, I think one involving a
11 death. And if you go, you know, I think - I thought the thing
12 was - I thought it was a benefit to the community and greatly
13 needed. We were in a year and a half in negotiation with T-
14 Mobile to identify a location. I had a commercial broker
15 involved, I had land planner involved, and so we came up with
16 that. I didn't anticipate the County would have a problem
17 with setback with that particular location. And since I've
18 been there for 20 plus years, longer than most of the voices
19 you've heard here today, I've always tried to be supportive of
20 the local community. I had a thousand chickens there for
21 years. I never sold a single egg, I donated it to the
22 monastery and I maintain, I mean I think good relations with
23 the many monks. I have a great respect for them, even though
24 I'm not part of their community. I'd do anything for them.
25 But I've got a number of other points, but I think I'd just

1 like to - I would like to - I think the area needs it. If you
2 guys would drive out there, see when you run out of cell
3 service, you'll see how badly it needs it for emergency and
4 public safety. And so there we are. That's it. Thank you.

5 RGGINS: Thank you very much. Any questions,
6 Commissioners? None being, okay.

7 POP: Hi, my name is - first of all, thank you for
8 the opportunity to speak. My name is Ioan Pop, I live at
9 24522 East Mina Lane, in the beautiful community of South
10 Florence, and I have a few concerns regarding the proposed
11 tower. First of all is the RF radiation, and the community
12 members have already brought good arguments about that. The
13 decrease in property value is another one. And present data
14 or case studies are suggesting that proximity to cell towers
15 can negatively impact property values due to the perceived
16 health risks and esthetic considerations. So this cell tower
17 is 90 feet high, which - and it will be disguised as a broad
18 leaf tree. Well, it will be no more stealthy than the
19 proverbial lipstick on a pig. And here is a question: Is the
20 law stopping them from altering the tower after the fact? So
21 let's say they get a permit, they erect the tower, but will
22 they stop there? Will they not add additional antennas? Will
23 they not alter the height or any of that? And I think that
24 can happen due to the Section 6409(a) of the Middle Class Tax
25 Relief and Job Creation Act of 2012. And now regarding the

1 safety issues from a different perspective. The tower can
2 fail due to the extreme weather conditions, posing a risk to
3 the surrounding area. So it can fall due to the extreme
4 winds, it poses fire risks due to the overheating and
5 overvoltage, and it's potentially noisy due to all the cooling
6 equipment that is required for the hot Sonoran Desert climate.
7 Now all these hazards are in our backyard, you know, not in
8 their backyard. And also the National Fire Protection
9 Association recognizes five hazards associated with using
10 electricity: electrical contact, thermal effects, overcurrent,
11 full current and over voltage. So considering all these
12 hazards, I strongly suggest that this request of erecting the
13 cell tower will be rejected. Thank you.

14 RIGGINS: Thank you.

15 POP: Let me put my address.

16 RIGGINS: Thank you very much. Next speaker,
17 please.

18 KARCHAVA: Hello, my name is Ketevan Karchava. I
19 already signed in the log. I'm an accountant.

20 RIGGINS: And your address is?

21 KARCHAVA: My address is, I have a parcel with 16
22 acres, and I'm waiting for the yellow card. And my property
23 is within 600 feet from the cell tower and I'm opposed to the
24 cell tower. So people spoke regarding the facts, health, also
25 the property values, esthetics, but most important for my

1 family - I'll be short and clear - the most important is the
2 health condition of my family, myself, and all the people
3 living around, especially who is near that cell tower like
4 mine, my land. The cell tower increases the cancer risk,
5 affects nervous system, visual, immune system, cardiovascular
6 system. It could also lead to the genetic defect and could
7 affect reproduction process. I have a health difficulties. I
8 have a thyroid, and it could lead me to the cancer. And we
9 moved from the big city, such LA and Miami, we moved to
10 Florence to survive in this city because we need a clean and
11 peaceful environment. Please, we request for a denial. Thank
12 you.

13 RIGGINS: Thank you. Next speaker, please.

14 ELLEDGE: And my name is Mariana Elledge, address
15 23063 East Hoyt Road. It's approximately two and a half
16 miles, and you could see it from where we are living.

17 RIGGINS: And did you get signed in before?

18 ELLEDGE: Yes, I did.

19 RIGGINS: Thank you.

20 ELLEDGE: My husband I, after selling our home in
21 Tucson before having kids, looked for over a year for a
22 property with the specific intent of avoiding as much EMF
23 exposure, toxins, radiation, everything we were looking at,
24 all of the factors, and we strongly oppose the building of
25 this cell tower for every reason stated by all those opposing

1 - for health, for value of property. We also have a parcel,
2 the address has just been assigned, so it's somewhat new and I
3 don't have it, but it's a little bit closer and also within
4 visual sight and about two mile radius of the cell tower. And
5 so I brought my baby here, my other two year old is also at
6 home with a babysitter, but because she is the reason, and he
7 as well, as why we moved out here looking for avoiding those
8 sort of toxins and EMF radiation and things like that. So
9 please see me as a family, one of many, that are speaking out
10 to oppose the cell tower build. Thank you.

11 RIGGINS: Thank you very much. Can our next speaker
12 come up?

13 KOLLIAS: Greetings Planning Commissioners, I
14 already signed in. My name is Sophia Kollias, 3908 Wildwood,
15 Florence. I oppose this 90 foot high telecom pole with six
16 antennas that would be as high as a nine story building, and
17 600 feet from my family's property. Please note we received
18 this public hearing notice, but never received a neighborhood
19 meeting notice from the applicant. We do not want to live
20 anywhere near additional wireless telecom structures and do
21 not want it in or near our community. Based on research of
22 valid and reliable scientific studies with my measly master's
23 degree regarding RF EMF exposure, they conclude to reduce
24 exposure due to long term adverse effects. We are very
25 concerned with our family's health and safety living near a

1 potential telecom pole. This use is not essential to our
2 community, and is not consistent with the public interest,
3 despite what the applicant's questionable propagation maps
4 claim. Emergency services and network coverage are adequate
5 as is and would not need to be improved by installing this
6 intrusive structure near our neighborhood. Existing high
7 speed service is sufficient to serve our needs for work and
8 personal use. It is unfortunate that we have a transmission
9 line right-of-way adjacent to our neighborhood, but
10 intensifying EMF exposure by adding a wireless structure will
11 not be compatible with our rural desert community, regardless
12 of the height, regardless of the location it's located on the
13 property, and regardless of how stealth it would be designed.
14 This use would lower our property values even more. And
15 finally, as you know, per your SUP regulations in the
16 Development Services Code, an SUP is a discretionary permit,
17 recommending approval or denial at your discretion and is not
18 a matter of right. This telecom use is considered a special
19 use for a reason. There is more than enough public protest to
20 recommend denial of the applicant's request given that it
21 conflicts with the character we value and our needs as a
22 community. A final note: The sign posted - one of the signs
23 posted on site for the proposed SUP, did not list or describe
24 the specific special land use being requested. This is
25 misleading and is not proper noticing for the public. We hope

1 you recommend denial to the Board of Supervisors. Thank you.

2 RIGGINS: Thank you very much. Next person, please.

3 HEVERAN: Good afternoon. I put my name on the
4 sheet here. I live at 27621 East Quartzite Drive in the
5 Paisano development on Florence. My family and I moved here -

6 RIGGINS: And your name?

7 HEVERAN: Oh, my name is Helen Heveran. Sorry. My
8 family and I moved into the neighborhood just last year from
9 Pennsylvania. Our previous neighborhood had a cell tower that
10 was just a few hundred feet away from our house, and I can
11 confirm that one of the first things I looked at before we
12 moved into this neighborhood was how close is the nearest cell
13 tower, because we didn't want to be near one. We are able to
14 cover our needs. We have AT&T and Verizon cell phones in our
15 home, and when the coverage isn't that great, we can always
16 cover it with Wi-Fi calling with our high speed Internet
17 service, which is pretty reliable. What I would like to bring
18 to your attention, of course the health concerns are very
19 important to us, but what I wanted to make sure that our local
20 government is aware that they can regulate wireless facilities
21 based on health concerns to the extent that the facility is
22 FCC compliant. And that's very important to know because a
23 lot of applications, up to 90 percent of the applications
24 filed with local governments, claim that they're FCC
25 compliant, but they are false, according to a cell tower

1 opposition lawyer that I did some research online for. Our
2 local government is our first and only line of defense to
3 protect us from illegally excessive RF radiation levels, and a
4 number of local governments are adopting testing requirements
5 to make sure that the requirements are met. Cell phone towers
6 under 200 feet in height are not regulated or, you know,
7 monitored by the FCC, so we have no idea how much radiation
8 would be coming out of that tower after it's put up. We rely
9 very heavily on our local government, we want to work very
10 closely with you, and we want you to be aware that we have
11 significant rights under the Telecom Act of 1996, subparagraph
12 A, which provides general authority and preserves the local
13 government's ability to control and regulate the placement of
14 wireless facilities to the maximum extent that it can to
15 protect the citizens. I can also tell you that the insurance
16 industry does not insure carriers because they consider it too
17 risky. There are a number of carriers who have disclaimers in
18 their shareholder reports claiming that they are liable to be
19 sued because of adverse health effects, which there are
20 boundless studies out there that it does cause a lot of harm.
21 They will not be insured. That tells you something about the
22 insurance company knowing about how risky it is to live near
23 one of these towers. I would urge our local government to do
24 its due diligence in confirming that all of the requirements
25 are met by a provider, that they prove significant gap in

1 personal wireless services, and that their tower is the least
2 intrusive. They must bear the burden of proof for that, and
3 our boards have the ability to do that if they have the right
4 zoning guidance. I appreciate your time and I would urge you
5 to deny the request. Thank you.

6 RIGGINS: Thank you very much. Next speaker,
7 please.

8 KANAVATI: My name is Nick, Nicholas Kanavati. I
9 live at 4301 North Thistle Drive on Thistle and Paisano,
10 probably a half a mile from the proposed location. I moved
11 from Minneapolis. I have 13 years in research as a software
12 engineer with visible and infrared light irradiating tissue.
13 I have a patent in machine learning for tissue classification.
14 I sold three rental properties, I moved down here, and I'm
15 trying to start a software company, and I also work for the
16 local school, Three Hierarchs Academy as one of the network
17 administrators. And I'd just like to say that there's no need
18 for this 5G tower from a business perspective. I'm trying to
19 sell software, I don't need it at all, and the school network
20 doesn't need it either. So I just wanted to put that down
21 that we don't need it, we already have infrastructure that is
22 just fine.

23 RIGGINS: Thank you very much. Next speaker,
24 please.

25 CYRIL: Hello, my name is Father Cyril, I live at

1 St. Anthony's Monastery at 4784 North St Joseph's Way. My
2 personal cell phone is T-Mobile, it works perfectly fine
3 throughout the whole monastery. We also have a T-Mobile
4 hotspot, it works fine with both 4G and 5G throughout the
5 monastery. The monastery sees no need to have this tower
6 installed nearby. We see no benefit from it and on the
7 contrary, we see many downsides, as you've already heard
8 today. Thank you.

9 RIGGINS: Thank you very much. Next speaker,
10 please.

11 MIRKOPOULOS: Good afternoon. I've already signed
12 in. My name is Dimitrios Mirkopoulos, I live at 3610 North
13 Axtell Road in Florence, and in the past year I purchased over
14 90 acres in the Paisano area, and 600 acres just south of the
15 applicant's property. I look forward to actually working with
16 your planning department in the future to develop the larger
17 parcel. I have a BA and MBA from Queens and York Universities
18 in Canada. I'm a new American under a five year investment
19 visa. For 21 years I helped to build and manage 2 million
20 square feet of film and television production space in both
21 Toronto and Chicago. I worked very closely with the Premier
22 of Ontario and the Governor of Illinois to support and
23 stabilize film tax credits. In Illinois we helped take the
24 film production industry from 50 million per year (inaudible)
25 in 2010 to over 500 million a year by 2019. So I've been

1 heavily involved in job creation over my career, and when I
2 heard earlier the claim that Telecom Infrastructure is key to
3 future jobs, I just wanted to submit to you that that's not
4 necessarily the case. The tens of thousands of jobs we helped
5 create over the years were mostly high paid unionized
6 technician jobs, carpentry jobs, set designers, builders,
7 painters and transport drivers. And real estate development
8 and home construction, which will probably be the main focus
9 of the area south of Paisano in future years, will similarly
10 not be 100 percent reliant on telecom. In fact, in addition
11 to its stunning historical downtown, one of the selling points
12 of rural residential in your area will be to actually escape
13 to the desert far away from the high tech hustle and bustle of
14 typical city and suburban living. So it would be very smart
15 to preserve the natural and low tech characteristics of the
16 existing area, people want that. Once again, I look forward
17 to working with your planning department in the future, in the
18 meantime I urge you to recommend declining this application.
19 Thank you very much.

20 RIGGINS: Thank you very much. Could the next
21 speaker come up, please?

22 MILLER: Hi, my name's Lene Miller, 4275 North Fox
23 Point Drive. I'm also representing Erin Pajak, 4501 North
24 Razorback Drive off of Paisano. The reason I say the two of
25 us together, we're both realtors here locally. We have a

1 waiting list of people looking to move into this area. We
2 have had three buyers cash offers near cell towers here in
3 Florence and they have declined buying the property due to the
4 fact that it is near a cell tower. So from a real estate
5 perspective, this is a huge downfall to this area. I had a
6 client contact me who has acreage here in the area and he
7 said, listen, I'm not going to build and I don't want to be
8 here if this cell tower is going to get approved. So even as
9 this goes on, he's stalling his plans to even come into the
10 area and building more homes over this cell tower. So of
11 course we oppose the cell tower coming into this area. Thank
12 you.

13 RIGGINS: Thank you very much. Can the next speaker
14 come up, please?

15 PATTAS: Good afternoon. My name is George Pattas,
16 and I live at 3740 North Razorback Drive. I'm here to oppose
17 installation of this cell tower. I have an electrical
18 engineering degree from Purdue University and from 2005 to
19 2014 sold semiconductor devices and later mechanical devices
20 inside cell phones, laptops, tablets and Wi-Fi routers, among
21 other industries in the Silicon Valley. I partnered with
22 nearly all of the household names you're familiar with, except
23 for Apple and Samsung. I can tell you from direct experience
24 that wireless transmission is not safe. Not to the fault of
25 the engineers designing products, but the low standards set by

1 our government, which have not - which have been unchanged
2 from 1996 to present. I would be remiss and irresponsible not
3 to address the health risks, having had firsthand experience.
4 To get to the point from the beginning regarding the FCC, from
5 the time that the Act was put together to this day, there has
6 only been one mode of testing safety globally for cell phones
7 on humans. It is by using a plastic head named Sam, which
8 stands for Standard Anthropomorphic Mannequin. Sam is a
9 plastic head resembling the head of a man who is 220 pounds
10 and six feet tall. This represents three percent of the
11 population. Cell phones are tested 10 millimeters away from
12 Sam's head, effectively for 6 minutes and deemed safe for
13 global distribution in human use. Sam doesn't represent the
14 other 97 percent, including women, children and elderly.
15 Research has found children absorb 150 percent more radiation
16 than Sam. Therefore, by design, the radiation values which go
17 by SAR - specific absorption rate - are flawed and dangerous.
18 To make matters worse, in 2017 the French government found
19 that 89 percent of cell phones by their design have multiples
20 higher than their stated SAR value, and this is with the phone
21 away from the ear while talking. When testing at the ear, the
22 SAR values increased further multiples. This is two times to
23 five times past the legal FCC limit. I am shocked that even
24 everything that has been published does not include the
25 obvious, which is that the aforementioned only is the cell

1 chip that makes the calls. If you turn on your Wi-Fi on your
2 phone and your Bluetooth, you have already surpassed the FCC
3 legal limit. That is just by design. If the French
4 government had turned those chips on as well, the numbers
5 would be even higher in their study. They maintain updates to
6 all phones designed to date on their site: data.anfr.fr, and
7 all the values are still past the FCC limit by multiples.
8 Well, as recently as 2021, there has been a small victory in
9 the DC Court of Appeals versus FCC, where the court found FCC
10 is ignoring effectively all reports, over 11,000 specifically,
11 of direct harm on humans as well as neglecting any reasoning
12 on how wireless radiation could be safe for children. By the
13 way, I'm in agreement with all the previous comments regarding
14 the cell towers and health. If I may have 30 more seconds?

15 RIGGINS: No. Just wrap up in 5 seconds or so.

16 PATTAS: So I drive twice a week to Tucson to pick
17 up my daughter and Paisano's at mile marker 124, the signal
18 drops off from 119 to 109. So my strong recommendation would
19 be to place it towards that area and it would be a win-win for
20 both T-Mobile, our community and the more people that drive on
21 the highway to have an emergency signal in that dead zone.

22 RIGGINS: Thank you very much.

23 PATTAS: Thank you.

24 RIGGINS: Can the next speaker come up, please?

25 HEVERAN: Hello, my name is Paul Heveran, and I just

1 signed in. I'm at 27621 East Quartzite Drive, and while I
2 fully agree with all the points that have already been brought
3 up, I just wanted to add a couple of things from my scientific
4 perspective as a biology student. So we have a lot of
5 beekeepers and that sort of thing in this area, and so for
6 honeybees when they're foraging, they have these magnetic
7 receptors that they use for foraging and navigation, and the
8 same is also true for butterflies, migrating birds, things
9 like that. And I just wanted to say that with the negative
10 effects of this radiation, it could negatively affect anyone
11 who's keeping bees in this area, as well as the documented
12 presence of the monarch butterfly, which is really federally
13 threatened, especially west of the Rockies, and then also the
14 presence in this small community area, especially with the
15 vegetation plantings that are here, the presence of several
16 species of birds that are on the Arizona red list of special
17 concern. So I think the tower placement would be incorrect in
18 this immediate vicinity. So just thank you, Mr. Chairman and
19 the Commission. Thanks a lot for your time and I appreciate
20 you considering a rejection of this. So thank you.

21 RIGGINS: Thank you. Next speaker, please. And
22 just out of curiosity, hands up of who still intends to speak.
23 One, two, three, four, five. Okay, thank you.

24 ROUMBOS: Hello, my name is Perry Roubos. I'm
25 speaking for myself, my wife and my daughter. My wife is -

1 RIGGINS: And your address please.

2 ROUMBOS: My address is 429 North Fox Point Drive,
3 corner of Paisano and the 79. I am speaking for my wife, like
4 I said, she's a Florence Unified School District teacher. She
5 does a lot of online stuff. We have sufficient Wi-Fi and
6 telecommunications out there. We don't have any problems with
7 that. My daughter plays on the field, she is a State of
8 Arizona ODP - Olympic Development Player - soccer player, and
9 we keep her as far away as those power poles and cell towers
10 as much as possible because it affects her growth and her
11 state of mind being around that buzzing noise. I understand
12 your - the purpose of this meeting is for public safety as
13 well. I am a volunteer firefighter for the South Florence
14 Volunteer Fire Department. I am on the corner, I do have a
15 brush truck there. I have never had a problem getting to an
16 emergency situation where the fatality was taking place. I am
17 in communications at all time, so there is sufficient
18 communication, like the previous person said, until I get to
19 mile marker 119 to 109. But that is out of my area, so it
20 doesn't affect me, that becomes fire - a state fire zone.
21 They don't answer to any emergency calls there. I strongly
22 hope that you deny this proposal. I am not against
23 technology, but I don't want it near my home. Thank you very
24 much for your time.

25 RIGGINS: Thank you.

1 ROUMBOS: And I didn't - and I never received a
2 notice for this public - the other - the previous public
3 hearing in June, supposedly. I don't know.

4 RIGGINS: Thank you. Next speaker, please.

5 SINSLEY: Hello, my name is Leah Sinsley. The
6 address 6623 North Wendy Road in Florence.

7 RIGGINS: And you have signed in?

8 SINSLEY: Yeah, I'm signed in.

9 RIGGINS: Thank you.

10 SINSLEY: I'm here on behalf of my family, myself,
11 my daughter, the future children of this area. As a
12 registered nurse and having been in the medical profession,
13 and having done some research along with hearing everyone
14 here, I'm very concerned as well with the high power voltage
15 lines and the increase in the disease processes that have
16 taken place throughout the years. As you may be aware that in
17 our populations we have an increase in, you know, the
18 dementias and the autoimmune diseases, and we are very
19 sensitive, our bodies, and not only as medical professionals
20 but as people, as a people, all of us together and for the
21 future generations to come, prevention must be the key to
22 avoid destruction and the progression of the diseases. So we
23 can't allow our negligence to cause future damage to our
24 children. As a mother, I am concerned of this and I'm - and
25 I'm sure as the government should be concerned about this. So

1 as human beings, our bodies are composed of biological
2 materials like blood, bone, brain, lungs, muscles, skin, and
3 we're permeable. It's permeable, as permeable as the air
4 within the human body. So all this electrical, magnetic
5 values, they affect the frequencies that our bodies have to
6 filter through. The ion-rich fluids, our blood and lymph, it
7 puts an extra strain on our bodies to try to deal with these
8 charges that are flowing through these nearby power lines. So
9 we must ask ourselves why is this happening, why is this
10 research related to high voltage lines, how is it affecting
11 the individuals and what is the significant exposure that this
12 - that these increases and co-morbidities are having to us?
13 We want to protect our families and our children, and we ask
14 that as our leaders here that you help to protect us. And I
15 believe that you took this office position for the people,
16 please protect us and vote no. Thank you.

17 RIGGINS: Thank you very much. Next speaker,
18 please.

19 HATSERAS: My name is Eleni Hatseras, 3631 North
20 Thistle in Florence, Arizona. I signed in already.

21 RIGGINS: Thank you, and if you could get the
22 microphone just a little closer. Thank you.

23 HATSERAS: For the record, since a lot's been
24 covered and to save you time, I agree with all former
25 comments. I also want to share that I live very close to this

1 location along the wash, and I was not notified for anything
2 prior. As a registered dietician for 34 years, I aim to make
3 decisions that are value based and evidence based. I've had
4 experience in health care and I strongly oppose the 5G cell
5 tower. For starters, just as was said earlier, I was not -
6 I'm not one of the customers that T-Mobile claims is demanding
7 this. I have good service. I do use technology and it's for
8 work and personal use. In fact, I work from home. I
9 relocated to Florence three years ago because of my health,
10 and I was a skeptic. Friends around me thought I was
11 sensitive. I even have some text screenshots of me
12 interacting with my coworkers and my boss, because I worked in
13 a government facility in Gilbert surrounded by a lot of this
14 activity. I had to sell a four bedroom house, I then
15 relocated to another location in Gilbert, and I still had
16 issues. So here I am in Florence to get away from this, and I
17 wasn't going to share too much personal because all the
18 research was covered nicely by all the doctors. As you know,
19 the evidence shows since the 40s, low level EMFs have been
20 studied extensively, you know, and if those issues - cancer
21 and all these issues with all areas of the body, the brain,
22 the hearts, even down to the mitochondria as the doctors have
23 shared earlier, and I have references as well. If that's
24 happening at lower levels, what's going to happen with 5G?
25 I'm an N-of-1, that's a research study, it's valid, it's being

1 used in health care now. It's a clinical patient. You're all
2 each a unique person and over your lifetime as things happen
3 to your body, pay attention because surprisingly, like I said,
4 I admit I was a skeptic, but look at the research, dive deep.
5 I did submit it for this hearing, lots of references regarding
6 the research. I personally have not only existing conditions,
7 but regarding technology, sensorineural hearing loss is brain
8 and nerve conductivity. My hearing aids react even in this
9 room. There's static interference constantly. It's very
10 difficult. I also have an IVCD heart electrical block. I
11 live less than a half mile because my friends that shared
12 their half mile, I'm closer and the wash is of concern. I'm
13 all over the place with my notes because I didn't want to
14 repeat things. And in my part time work, because I've
15 downsized my life, I notice for years now working with the
16 veteran population as well as now in private sector, I find it
17 very interesting that everybody has sleep issues now. I'm a
18 dietitian. I'm not asking them about sleep, but it's offered.
19 It's sleep, stress, ADD, anxiety, it's just practical. This
20 is in real time. We can look back at the studies, we could
21 fear the future, but in the here and now, this is a problem
22 right now and we could prevent this. We're frogs in warm
23 water and we have an opportunity to be proactive and deny this
24 SUP request for 5G because there's more studies that have
25 expressed the concerns. Oh sorry, forgive me. All right. So

1 lastly, it's bigger than a cactus. I wanted to share that
2 because this is like going to be huge sticking out as a sore
3 thumb. I didn't want to - I didn't finish all my comments,
4 but thank you for your time.

5 RIGGINS: Thank you very much.

6 HATSERAS: I hope you make the right decision.
7 Thank you.

8 RIGGINS: Next speaker, please.

9 FREUDENBERG: Hi, my name's Brandi Freudenberg. I'm
10 at, reside at 25171 East Chaplain Lane in Florence, one street
11 south of Paisano. I will definitely be seeing this structure
12 from our house. I'm not going to repeat everyone because
13 everyone had a lot of great information and I wholeheartedly
14 agree with most of the comments today. Just want to say that
15 I'm a mother of five, ages one through 11 and I don't want my
16 kids to be lab rats. There's no long term testing from all
17 these EMF and cancer research, and I just want to grow up in a
18 rural, countryside, desert side, and want to see the beautiful
19 sunsets and not this structure. It's going to be stealth, but
20 I'm not sure how stealth it will be. Lastly, we have a house
21 in California that just actually went through this process.
22 The Board of Supervisors actually denied it because they
23 listened to the neighbors that spoke out against it. There's
24 enough support in the community and I think there's enough
25 support in our community as well. Lastly, I'm also a realtor

1 and licensed in both Arizona and California and NAR, which is
2 the National Association of Realtors association has said that
3 the property values are going to go down anywhere between two
4 and 20 percent local to a cell phone tower. So that's it.
5 Thank you for your time and I oppose this cell tower.

6 RIGGINS: Thank you very much. Next speaker,
7 please.

8 WINTER: I just wrote my name down. Good afternoon,
9 Planning Commissioners, my name is Kathryn Winter. I live at
10 2435 -

11 RIGGINS: Could you pull the mike down a little
12 closer?

13 WINTER: My name is Kathryn Winter, I live 24353
14 East Delany Road in Florence. Good afternoon, thank you for
15 hearing us all. I appreciate the applicant's desire to be a
16 good neighbor and the willingness to use his property for the
17 benefit of the community. However, as you've heard already,
18 the community, not a few of which of us work from home and/or
19 have children that use the Internet for online schooling,
20 we've expressed neither a need or desire for increased
21 cellular transmission and/or speeds and are obviously in
22 strong opposition. If the property owner truly wants to help
23 the community and use his property for that purpose, there are
24 many other ways in which that could be done. And also, if you
25 would also like to do anything for the monks, as he's

1 previously stated, I believe all of us would like him to
2 withdraw this application. Finally, I would like to address
3 privacy concerns. Wireless companies require access for
4 routine maintenance 24 hours a day, 365 days a year, and the
5 close proximity to residents in the adjacent neighborhood,
6 such as those across the street, it would bring an intrusion
7 to the peace and privacy of the neighborhood, which many of us
8 have moved here for. Maintenance often done at night brings
9 work crews with trucks, with lifts, radios, noise and lights.
10 In addition, workers may have direct views into nearby homes.
11 This would greatly disrupt our peace. Many of us pray at
12 night, go to church at night and during the day, and these
13 intrusions into that quiet time that we so desire, and many of
14 us have moved here for, would be strongly opposed and a big
15 detriment to all of us. So I thank you for hearing me.

16 RIGGINS: Thank you very much. Would the next
17 speaker come up, please?

18 BALDWIN: Hello. I already put my name down. My
19 name and phone number, do you need me to mark the address too?

20 RIGGINS: Yes, you need to have your address down.

21 BALDWIN: And I'll just write it again, because I
22 don't know if I can find it.

23 RIGGINS: That's fine.

24 BALDWIN: Okay. My name is Irene Baldwin.

25 RIGGINS: And you'll need to get close to the mic.

1 BALDWIN: My name is Irene Baldwin. I have a new
2 build, we're finishing our -

3 RIGGINS: And your address?

4 BALDWIN: Well I was getting to this. But we're
5 finishing the construction of our new home at 3323 North
6 Evenecer Lane. That's in a fairly close proximity to the
7 proposed site. Currently, we live in the Magma Ranch
8 community of Florence. And I have - I totally agree with all
9 the objections that we've heard today, so I'll try to spare
10 you the repetitions. I do have some, two personal
11 observations with respect to this project. Number one, that
12 I've had - both my husband I, who work from home, and we have
13 two children and an elderly mother. During the course of our
14 construction, we've had to spend more time at the building
15 site, and sometimes we have to take business phone calls and
16 get connection through our cell phone because we don't have an
17 Internet access there. We're both T-Mobile customers. I have
18 a T-Mobile hotspot for my work. I've been able, from my home,
19 I've been able - my future home - I've been able to get hold,
20 participate in video conferences by tethering through the T-
21 Mobile hotspot. That's more than sufficient for our purposes
22 in terms of what cell phone coverage and data speed we have
23 there to be able to have a video interaction with my coworkers
24 in other parts of the country. That's number one observation.
25 Number two is give a little background. We moved to Florence,

1 north in Florence currently, about a year ago when our
2 construction was picking up pace and we needed to be closer.
3 Before that, we lived in northern Phoenix. So shortly after
4 we moved, they put a 5G tower within a mile of our current
5 residence address, and ever since that time my sleep has been
6 extremely disturbed, meaning it's either very low quality,
7 superfluous sleep, very low level sleep, or I just wake up
8 very frequently. All of my entire life I've been excellent
9 sleeper. I mean I'm the person who is a late, late riser and
10 early bed goer. I love sleeping and that has been taken away
11 from me. All of my test results, all of my medical records,
12 nothing wrong with me. I have no other conclusion than to
13 blame it on the proximity with the 5G tower that we are
14 currently located. It absolutely terrifies me to think that
15 this situation could be repeated with our new address, where
16 we are hoping to move within in the very near future, we're
17 currently finishing the construction. So with that in mind, I
18 would like to repeat that I do agree with the concerns of the
19 decreased property values, and I also want to point your
20 attention to one fact, that it's not clear to me who needs
21 this tower there. I think it's obvious that the people who
22 are supposed to benefit from it don't want it, other than the
23 company who wants to put it, and the obviously property owner
24 on whose parcel it's planned. I have not seen any other
25 evidence that people want or need it. So please, I beg you to

1 please reject this proposal.

2 RIGGINS: Thank you very much. Any other speakers
3 to come up?

4 FRISK: Hello, I signed in earlier. My name is
5 Savina Frisk. My husband I own property at 28576 East Kents
6 Way in Florence, less than two miles from the proposed cell
7 phone tower. My entire family, all four children, my husband
8 and I are immensely opposed to the building of a cell phone
9 tower in that area. Just to note one article that other
10 people have also mentioned, on December 20, 2017, *Reuters*
11 published an article titled Miscarriage Rates Triple for Women
12 with Top Radiation Exposures. This article states, and I
13 quote, pregnant women exposed to high radiation levels from
14 sources like cell phones, wireless devices and cell towers
15 miscarried at nearly three times the rate as those exposed to
16 low levels, according to new research. My family's committed
17 to protecting lives of all human beings, including but not
18 limited to, unborn children. It would be a heart wrenching
19 tragedy for miscarriages to occur in our community because of
20 a nonessential building that we do not want, such as a cell
21 phone tower. My husband, children and I constantly keep the
22 wireless option off our laptops when not in use, and we rarely
23 turn on the Wi-Fi button on our cell phones. However, if a
24 cell tower's built less than two miles from our home, we will
25 be at the mercy of all the deadly radiation it emits. As a

1 resident and taxpayer, and registered voter, I'm also
2 concerned that Pinal County is opening itself to future
3 lawsuits from any and all residents whose health will be
4 adversely affected by the proposed cell phone tower. Please
5 deny the request to build that cell phone tower. Thank you.

6 RIGGINS: Thank you. Do we have any other speakers?
7 Anybody else at all? There not being any other speakers, we
8 will close the public participation portion of this case and
9 we will ask the applicant to come back forward. And then -
10 and we would also ask no more than six minutes of rebuttal on
11 this, please.

12 MURPHY: Yes, Mr. Chairman, Members of the
13 Commission, there's lots of notes I've been taking, so I'll
14 try and keep it pretty brief. I guess it's clear a lot of the
15 folks here are obviously passionate about the health and
16 safety and the RF emissions, and I think that's the bulk of
17 the opposition. But if I could put that aside for a minute,
18 going back to the commercial aspect of it and this being a
19 commercial property and the neighboring commercial owner, we
20 are proposing a 100 foot setback from his property. I believe
21 the ordinance would allow us to go within a few feet of that
22 property. So from a neighboring standpoint, we're a lot
23 further back from a commercial basis because commercial to
24 commercial it doesn't require the same setback as commercial
25 to residential. So in other words, we are adequately setback

1 from a commercial zoning Pinal County perspective. If you
2 look at other examples, we could actually go a lot closer to
3 his property. I am a commercial broker in Arizona - or sorry,
4 a real estate broker in Arizona, been so for 20 years, I
5 understand property values. I deal with hundreds and hundreds
6 of sites on a daily basis. I can assure you nobody will show
7 up at this hearing with data to show that a wireless site
8 nowadays will affect property values. It just doesn't happen.
9 I deal with this on a daily basis, I'm a broker, like I said,
10 you won't see the data to prove that. And I'm talking very
11 large range of scenarios. And to give you an idea nowadays -
12 and I've been doing this a long time - we're regularly now
13 approached by homebuilders, too, when they're actually in the
14 design phase to have us come along and look at the community
15 and design cell sites to be part of their development because
16 it sells homes. It's as simple as that. And that's the
17 reality. Not everybody, but as a general rule. So when you
18 look at property values, it's not - it's a moot point and we
19 have to go off data. If somebody shows up with data to prove
20 that, and again I deal with this on a daily basis, that's
21 fine, but anecdotally that's one thing, facts is another
22 thing. I would like to make one distinction, though, because
23 a gap in service is not necessarily a dead spot. Because when
24 we talk about a gap in service, we're talking about capacity,
25 we're talking about a whole host of issues. There is a gap in

1 service because I can tell you no corporation for profit is
2 going to spend hundreds of thousand dollars on a new site if
3 it wasn't necessary. It doesn't work like that. These
4 companies are in the business of making money, simple,
5 practical, they're not going to spend hundreds of thousand
6 dollars on a site that's not necessary. It just doesn't
7 happen. And so there is a gap in service here, we can provide
8 whatever data you need to support that, but that's the
9 reality. I'm just trying to touch some of the points that
10 came up here. Flood zone. That's part of actually why -
11 that's another driving factor as to why this location on the
12 property, because of floodplain. And of course, we will be
13 going through Pinal County flood zone review, and you know,
14 that's obviously part of the whole process. Let me see here.
15 Going back to, I guess going back to the overwhelming majority
16 of people are here because of health defects, and I totally
17 get it. People are passionate about that, but we have to
18 apply logic. I'm sitting in the audience for as long as
19 everybody else, and I see a number of people came up here to
20 object on the basis of RF energy health effects that have been
21 using phones. We're sitting in a public space here, there's a
22 strong Wi-Fi signal here. Some of the people that spoke have
23 hotspots at home, Wi-Fi at home, use cell phones. All of this
24 is measurable. Your exposure is greater on a Wi-Fi and using
25 your cell phone than this site will ever emit, because the

1 nearest neighbor is, I think, 1,500 feet away. I think the
2 monastery is almost two miles away, and I believe they have a
3 hotspot. So - and I understand people are passionate about
4 that, but the reality is you have to apply logic, and as a
5 practical matter, this energy is measurable. So when you hear
6 people talking about using hotspot, using a cell phone,
7 sitting in a public space where there's Wi-Fi signal, you have
8 way more exposure right now here than you would ever have from
9 a site like this. And that's the reality. I'm not an RF
10 engineer, but all of this is measurable, I deal with this on a
11 daily basis. And one last thing I would say to you, and
12 Gilbert mentioned this earlier about the number of people
13 that's here, and factoring that into your decision-making -
14 and I know Gilbert didn't hear, he had not had the advantage
15 of hearing the people that spoke, and of course the
16 overwhelming majority of people here are here on health
17 defects, and the reality of that is that's part of the public
18 process and the public participation. But - and the Deputy
19 County Attorney can weigh in on this, I guess, but it's not
20 part of your decision-making here. And like I said, he can
21 clarify that. To look at this site from a pure planning
22 standpoint is basically we check all the boxes, it's nothing
23 different than what you've approved many times. I understand
24 there's people objecting here on a health basis, but again we
25 have to apply logic because if somebody's a mile or two miles

1 away and they have a Wi-Fi and they have a cell phone, this is
2 a moot point. They're not exposed greater in that scenario
3 than what we are proposing here. So we have to apply logic.
4 We have 7,000 plus traffic count on this road. Most of the
5 coverage will be up and down 79. And one last thing I would
6 say, if you listen to most of the testimony, you would think
7 wireless devices, cell phones are terrible. There's no
8 advantages to having a wireless phone, yet everybody in here,
9 I'm sure, has a phone or most people. The reality is if you
10 have the dial 911 and you need emergency services, you need a
11 wireless phone. These phones don't work that people are
12 sitting in the audience with, they don't work without towers,
13 you need towers. So that's the practical reality of the
14 situation. This application before you is no different than
15 any other application, and many have come here in the last few
16 months and longer than that. From a planning standpoint, the
17 site checks all the boxes. So, I mean, I leave it at that. I
18 would be happy to answer any questions you might have.

19 RIGGINS: Thank you very much. Commissioners, any
20 questions of the applicant? No. None being, thank you very
21 much.

22 MURPHY: Thank you for your time, appreciate it.

23 RIGGINS: Okay. At this point, I'll turn it back to
24 the Commission, if we have any further questions of staff, if
25 there's any discussion among ourselves, or if anybody is

1 prepared to make a motion.

2 DAVILA: Mr. Chair.

3 RIGGINS: Oh, Commissioner Davila.

4 DAVILA: I'd like to make a motion.

5 RIGGINS: Okay.

6 DAVILA: I'd like to move that we forward case SUP-
7 028-23 to the Board of Supervisors with a recommendation of
8 denial, as the proposed use will not maintain the integrity of
9 the zoning designation, and due to the direct input received
10 from the public.

11 RIGGINS: We have a motion, do we have a second?

12 HARTMAN: (Inaudible).

13 RIGGINS: We have a second from Commissioner
14 Hartman. All those in favor of a motion for denial of this
15 case, signify by saying aye.

16 COLLECTIVE: Aye.

17 RIGGINS: Any opposed? The motion for denial is
18 approved unanimously. So thank you all for your
19 participation. There'll be a case before the Board of
20 Supervisors scheduled to hear this in its final iteration. So
21 thank you all very much. Okay, we're going to declare an
22 adjournment for 45 minutes and reconvene at 2:15.

23 [Break]

24 RIGGINS: Okay, we will reconvene the regular
25 meeting of the Pinal County Planning and Zoning Commission on

EXHIBIT A
LEGAL DESCRIPTION
SUP-028-23

APN: 400-09-002D

A parcel of land located in the Southwest Quarter of Section 11 Township 6 South, Range 10 East of the Gila and Salt River Base and Meridian, situated in the County of Pinal, State of Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 11,

THENCE North 00 degrees, 13 minutes, 33 seconds West along the westerly line of said Section 11, a distance of 997.06 feet to the Point of Beginning;

THENCE continuing along said westerly line North 00 degrees 13 minutes 33 seconds West 678.58 feet;

THENCE North 90 degrees 00 minutes 00 seconds East 1,267.86 feet to a point on the westerly right of way of Highway 79;

THENCE along said right of way South 38 degrees 56 minutes 10 seconds East 872.37 feet to a point, said point lying North 38 degrees 56 minutes 10 seconds West 1,251.98 feet along said right of way from its intersection with the southerly line of said Southwest quarter of Section 11;

THENCE leaving said right of way, North 90 degrees 00 minutes 00 seconds West 1, 813.44 feet to the Point of Beginning.

(Said parcel is approximately 24.00 acres)

EXHIBIT B

RESOLUTION NO. 2024-SUP-028-23

[Stipulations of Approval]

1. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. a drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3. this Special Use Permit is granted to operate a wireless communications facility as described in the applicant's submittal documents;
4. a site plan will be required;
5. the permit is issued to the land for (15) years unless the use is terminated at which this use permit is terminated;
6. the wireless communication facility will be moved to the back of said site;
7. the layout, design and set up of the wireless communications facility shall be developed as shown and set forth on the applicant's submittal documents;
8. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
9. the applicant shall keep the property free of trash, litter and debris;
10. all Federal, State, County and Local regulations shall be adhered to and all applicable and required leases, permits, approvals, and plans be submitted and obtained;
11. any change or expansion shall require approval from the Board of Supervisors under procedures pursuant to Chapter 2.151.010(B) of the Development Service Code.

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Mar. 12, 2024

NOTICE ID: 7YPwJIqleQelCGgUhwkl

NOTICE NAME: SUP-028-23

Publication Fee: 79.21

Nichole Seitz

(Signed) _____

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Subscribed in my presence and sworn to before me on this: 03/12/2024

Shanea H. Holmes

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 3RD DAY OF APRIL 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY.

SUP-028-23 - PUBLIC HEARING/ ACTION: Daigoro Properties LLC, owner, Declan Murphy, applicant/ agent, requesting approval of an Special Use Permit to operate a wireless communication facility, on a portion of a 24.00± acre parcel in the General Business (CB-2) Zoning District; tax parcel 400-09-002D (legal on file); situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE BOARD OF SUPERVISORS AT: <https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 7th day of March, by Pinal County Development Services Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N. FLORENCE STREET)

FLORENCE, AZ 85132
Contact for this matter: LaRee Mason, Planner
E-mail address: laree.mason@pinal.gov
Phone # (520) 866-6514
Published 3/12/24



Citizen Participation Report/Meeting

PH68122B - Reber
Westside of HWY 79 South of E Paisano Drive, Florence
APN: 400-09-002D

Neighborhood Meeting

A neighborhood meeting was held on February 28th 2024 (see attached notification list) via Microsoft Teams.

The meeting started at 7pm and concluded just after 11pm. There was about 200 +/- participants in the meeting. The majority of the conversation surrounded the Health/RF effects of the of the proposed WCF.

The conversation was cordial, and I believe somewhat productive. My general response overall to the participants.....it's not logical to be concerned about the proposed WCF Health/RF effects based on the fact that everyone attending the meeting embraces/utilizes wireless technology on a daily basis, which has greater exposure than any WCF almost two miles away from the Monastery property.

Please let me know if you require any additional information.

Sincerely,

Declan Murphy for TowerCom/T-Mobile
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

davidandsavina33@gmail.com;
tsalakisnick@yahoo.com;
pwroumbos@gmail.com;
yuccaplats@gmail.com;
gzarglis@gmail.com;
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tomyramey@gmail.com;
acresofcosmos@gmail.com;
sjoachim43@gmail.com;
frearl.cantos@gmail.com;
xhuljabare@gmail.com;
falco.tempest@gmail.com;
marcelamotoc44@gmail.com;
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roxanaiacob@keyrealtyus.com;
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amy_asbill@hotmail.com;
marius_schiop@yahoo.com;
sorinmotoc44@gmail.com;
marcelmotoc44@gmail.com;
smoni1@hotmail.com;
ninaschiop@yahoo.com;
robbinsachad@gmail.com;
andrei30m@gmail.com;
niculici22@yahoo.com;
iacoblucy@yahoo.com;
amarcus06@yahoo.com;
georgemixis@gmail.com;
isancira@gmail.com;
gheorghe2230@yahoo.com;
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rovinirish@gmail.com

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Florence, AZ 85132

Athanassios Lykos
26430 E. Paisano Dr
Florence, AZ 85132

R. Seraphima Boces
3946 N. Sidekick Rd
Florence, AZ 85132

Evangelia Sinsley
6623 N. Wendy Rd
Florence, AZ 85132

Paul David Sinsley
6623 N. Wendy Rd
Florence, AZ 85132

William and Kandi Hartung
3947 N. Canso Ct
Florence, AZ 85132

Effie Zissimatos
313 N. 21st Cr
Coolidge, AZ 85128

Oxana Khmelnitsky
22409 E. Cactus Forest Rd
Florence, AZ 85132

Konstantina Markoulis
3812 N. Sidekick Rd
Florence, AZ 85132

Miriam Cosby
524 E. Feliz St.
Florence, AZ 85132

Helen Heveran
27624 E. Quartzite Dr
Florence, AZ 85132

Michael and Paul Heveran
27621 E. Quartzite Dr
Florence, AZ 85132

Bernard Crinigan
313 N. 21st Cr
Coolidge, AZ 85128

Drake Brees
3946 N. Sidekick Rd
Florence, AZ 85132

Savas Frisk
336 S. 15th St
Coolidge, AZ 85128

Kathryn Saway Winter
24353 E. Delany Rd
Florence, AZ 85132

Brittney Zambonini
4767 N. Thistle Dr
Florence, AZ 85132

Affidavit of Notification

Application/Case No: SUP-028-23

Applicant Name: Declan Murphy

Location: Westside of HWY 79 South of E Paisano Drive, Florence AZ 85132

I confirm that notice as required for the case noted above was mailed to the attached list of property owners at the address noted.

Printed Applicant/Representative Name: Declan Murphy

Applicant/Representative Signature  Date: March 18th 2024

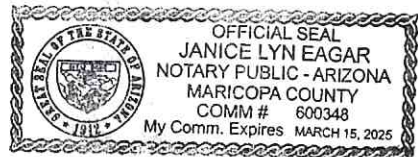
This instrument was acknowledged before me on this 18th Day of March 2024

STATE OF ARIZONA)

) ss.

(Seal)

COUNTY OF MARICOPA)




The foregoing instrument was acknowledged before me, this 18th day of March 2024.

My Commission Expires: March 15th 2025

Janice Lyn Eagar

Printed Name of Notary


Signature of Notary

REBER DOUGLAS L
MAIL RETURN
,

DIPPOLD MARILYN AN
2754 STRATTON FOREST HTS
COLORADO SPRINGS, CO 809...

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

HOOVER ROBERT LEE
MAIL RETURN
,

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

CRINIGAN BERNARD J
313 N 21ST CIR
COOLIDGE, AZ 85128

REBER DOUGLAS L
MAIL RETURN
,

HOOVER PATRICIA ANN
1031 E VILLA RITA DR
PHOENIX, AZ 85022

REBER DOUGLAS L
MAIL RETURN
,

CRINIGAN BERNARD J
313 N 21ST CIR
COOLIDGE, AZ 85128

REBER DOUGLAS L
MAIL RETURN
,

DIPPOLD RYAN
1804 AUBURN DR
CARROLLTON, TX 75007

REBER DOUGLAS L
MAIL RETURN
,

KOLLIAS SOPHIA H
PO BOX 2706
FLORENCE, AZ 85132

GARMO FAMILY LTD PSHIP
23300 TELEGRAPH RD
SOUTHFIELD, MI 48033

HOOVER KAREN
5951 E SIENNA BOUQUET PL
CAVE CREEK, AZ 85331

PAISANO 90 PROPERTIES LLP
19 OLD PARK LANE
RICHMOND HILL, ON *REQ*

DAIGORO PROPERTIES LLC
7227 E BASELINE RD STE 103
MESA, AZ 85209

PAISANO 90 PROPERTIES LLP
19 OLD PARK LANE
RICHMOND HILL, ON *REQ*

PINAL COUNTY

Public Hearings

Case Number: **SUP-028-23**

Existing Zoning: **CB-2**

Proposed Zoning: **CB-2**

Acreage: **24 (0.0275)**

Applicant Name: **Declan Murphy**

Applicant Phone Number: **602-326-0111**

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442

Public Hearing Information

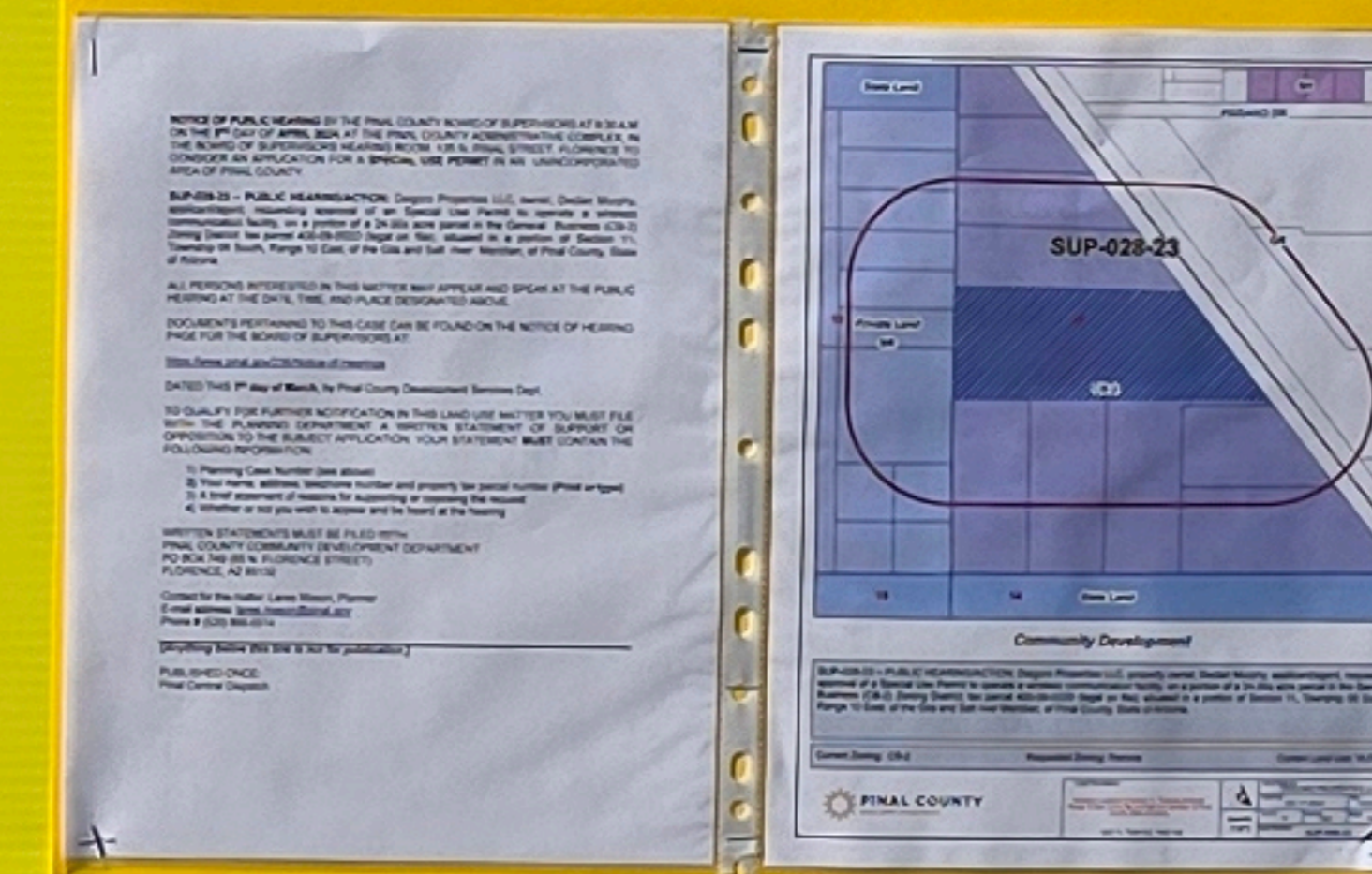
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: **3/14/2024**

POST COPY OF ACTUAL NOTICE BELOW.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 3RD DAY OF **APRIL 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT** IN AN UNINCORPORATED AREA OF PINAL COUNTY.

SUP-028-23 – PUBLIC HEARING/ACTION: Daigoro Properties LLC, owner, Declan Murphy, applicant/agent, requesting approval of an Special Use Permit to operate a wireless communication facility, on a portion of a 24.00± acre parcel in the General Business (CB-2) Zoning District; tax parcel 400-09-002D (legal on file); situated in a portion of Section 11, Township 06 South, Range 10 East, of the Gila and Salt river Meridian, of Pinal County, State of Arizona.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE BOARD OF SUPERVISORS AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 7th day of **March**, by Pinal County Development Services Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: LaRee Mason, Planner
E-mail address: laree.mason@pinal.gov
Phone # (520) 866-6514

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch