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PI TOWERS MOBILE NEILSON
WIRELESS TELECOMMUNICATION FACILITY

Project Narrative

The proposed project is planned to serve as a colocation wireless telecommunication facility. The development consists of a 47' x 53' gravel utility compound, with a 195' self-support steel tower and a utility H-frame with a building shelter/concrete pads to house the wireless telecommunication equipment/equipment cabinets. This project will require electrical utility service and fiber optic service. Potable water and sanitary sewer services are not required. This is an unmanned facility.

Sec. 4-2-4-B-7 a.: The proposed location is in an active rail road right of way owned by Union Pacific Rail Road. This parcel has not been assigned a tax parcel number. The project is south of the south right of way line, of State Road 238 lying approx. 1900' W of Intersection of SR238 and 99th Ave. The total project acreage is 0.0572 acres. The project is surrounded by vacant land, zoned AU on the North and PAD on the South. This location, within an active railroad R-O-W surrounded by Vacant AU zoned property is a location which will minimize the visual impact on the surrounding uninhabited properties.

Sec. 4-2-4-B-7 b.: An existing communication tower is located 2247' feet to the North East of the proposed facility at the Mobile Elementary school. AT&T, our anchor tenant, has stated that this existing tower was not a viable candidate for AT&T's need being that the maximum available Rad Center was 138' AGL. This available height is not high enough to meet AT&T's coverage objectives. This AT&T Search Ring is intended to cover Highway 238. The proposed new candidate meets this need. The lower Rad center on the existing Tower does not suffice this RF need.

Sec. 4-2-4-B-7 c.: The proposed facility is not sited in a residential area.

Sec. 4-2-4-B-7 d: The proposed facility is being designed with excess capacity which will enable the facility to meet both the future needs of AT&T, the anchor tenant, and will accommodate the co-location of the antennas and ground equipment of up to two additional wireless service providers.

Sec. 1-3-4-A:

1. AT&T is a licensed wireless telecommunication Carrier with the Federal Government and as such the service the proposed facility will enable AT&T to provide to the Residents of the City of Goodyear shall be in compliance with the Telecommunication Act of 1996, which has deemed such service to be crucial to providing for the general health, safety, and welfare of the public.
2. Located in an underdeveloped portion of the City the proposed facility is compatible with the industrial nature of an active railway and other adjacent uses. Furthermore, to address concerns over possible compatibility problems with future development, the Applicant has agreed to revisit the current proposed development in 15 years to consider lowering the overall tower height, if the upper reaches of the tower structure are no longer used. Also, removing the current proposed SST structure and replacing it with a monopole tower structure will be considered, if a 125' or less tower structure would suffice this future need.
3. The proposed development is in conformance with the adopted Area Plan which depicts future transportation corridors in the general vicinity. Wireless telecommunication service along such corridors are a prime objective to the licensed Carriers.
4. The proposed facility will not be detrimental to surrounding properties or persons due to:
 - a. Circulation, there are no adjacent neighborhoods, the proposed facility generates approx. 8 trip ends per month.
 - b. The proposed facility will not require navigational hazard lighting. The maximum noise levels generated at the proposed facility equal that of a common residential air conditioner unit. Once a week emergency generators may be exercised for 10 minutes.
 - c. Currently there are no structures on adjacent properties. A similar tower structure does exist approx. 2247' to the NE.
 - d. The proposed facility will operate 24/7. It is an unmanned facility.
 - e. The tower structure will be design with structural engineering break point technology which will insure that the proposed tower structure will not fall into the public right-of-way or any third-party properties.
 - f. There is no development character or architecture existing on adjacent properties.

Sec. 4-2-4-C-4.: This section of the City's Code states that a wireless communications facility tower must be set back from all non-residential lot lines a minimum distance equal to the height of the tower ... unless otherwise approved by the City Council at time of Special Use approval. The applicant requests the City Council's consideration regarding this matter. We believe that the development a wireless communication facility within an active railroad R-O-W is a good use of land already impacted with an industrial type land use.

Sec. 4-2-4-C-4.: (Continued)

Due to the transportation corridor aspect of rail road property, we cannot meet the above cited tower setback requirement. We can however mitigate our inability to meet this requirement. Many times, the intent of a zoning requirement to restrict the erection of a tower structure to a setback equal the tower's height is an attempt to insure no third-party liability if the tower structure was to experience catastrophic failure. Today's structural engineers can control the catastrophic failure of a tower structure through break point design technology.

To mitigate the applicant's inability to meet the City's required tower setback the applicant will commission a tower structure design that will cause the tower's debris field to remain within the railroad R-O-W should the tower suffer a catastrophic failure.

This project is planned to be completed in one phase by the fourth quarter of 2017. There will be additional co-location of wireless telecommunications equipment throughout the life of the facility. The proposed development will not trip the NPDES threshold for Storm water/Erosion & Sediment Control permitting. The proposed development will generate approx. 8 trip ends per month. This potential impact should be considered de-minims.

The purpose of the proposed development is to provide wireless telecommunications service to the residents of Goodyear, AZ. The proposed facility will be licensed by the FCC, approved by the FAA and will follow the NEPA development guidelines which include; a PHASE I ESA; SHPO Review; THPO Review and Archeological Review. The anchor tenant will be AT&T, a federally licensed wireless telecommunication service provider. This facility will be developed within the guidelines set forth by the Federal Telecommunication Act of 1996.