

PHO Vistancia
31642 N Westland Road, Peoria AZ 85383
Parcel 503-52-929

Citizen Participation Report/Meeting

Neighborhood Meeting

A 2nd neighborhood meeting was held on April 6th at 6pm. The meeting was held Virtually via Teams (see attached notification details).

The meeting started about 6pm and concluded about 7.20 pm with about 31 attendees (please see attached list of attendees).

The conversation was similar to the conversation from the January 29th Meeting with discussions centered around the location, property values and RF safety concerns.

Here are some Bullet-Points:

1. Health & RF Concerns

- Residents asked for specific RF emission data (signal strength, range, exposure levels).
 - Worries about RF continuous exposure
 - Near a school
 - Near a community pool with children/swim teams
- **Response:** I did emphasize that all carriers operating in this market are Licensed and Regulated by the FCC, and operate well within the margins. In fact, most WCF's emit far less than the FCC allows. Also, the Community Pool and adjacent School been so close to the proposed WCF ensures that RF propagation tends project out over the area closest to the site.

2. Property Value Impact

- Some residents believe the tower will reduce home values
- Strong concern from homeowners with view fencing or direct line-of-sight to the tower.

- **Response:** I did explain that I'm an Arizona Licensed Real Estate Broker and therefore understand the property value process. I did challenge those of that opinion to do their own research from a comp's perspective, and they will not find that at Stealth type WCF will impact property values. In fact, the opposite is true, as we have many home builders/developers approaching us on a regular basis to work with them on the placement of WCF's, as clearly a lack of wireless service does impact buyer's decisions and the home sellers know that.
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3. Location (Primary Issue)

- Broad agreement that cell service improvement is needed, but:
 - Strong opposition to this specific location
 - Key objections:
 - Too close to homes
 - Located near school and pool
 - Suggested alternatives:
 - Mountains
 - Commercial zones
 - Other neighborhoods (e.g., North Point, Blackstone)
 - Utility or city-owned land
 - **Response:** I did explain that it's not just a matter of dropping a pin on a map and let's place a WCF there. There are many factors to be considered, and one of the most difficult is finding a willing property owner that's willing to encumber their property long-term and commit to a long-term lease, which is a challenge. I also explained there are other factors to be considered such as the City of Peoria Zoning Ordinance as it pertains to WCF's, and that the majority of usage nowadays occurs in the home, which is why carriers have a "GAP" in service in communities such as Vistancia. I also outlined why this proposed location is actually a very good location for a number of reasons.
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4. Aesthetic & "Stealth" Design

- Skepticism that the tower will truly be "stealth":
 - Described as a 70–80 ft structure that will still be visible
 - Concern it will:
 - Disrupt views
 - Be out of character with 2-story surroundings

- **Response:** I did explain that the proposed WCF will be designed to match the adjacent Community Buildings from an architectural perspective, and a WCF that's not distinguishable as a WCF is a positive. Yes the structure is taller than the adjacent buildings in the area, but that's the nature of wireless infrastructure in that it has to have height to propagate signal, it's that simple. I did remind everyone that Vistancia already has one multi-carrier WCF located within the Community.
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6. Safety Concerns (Structural & Environmental)

- Questions about:
 - Fall zone / structural failure risk
 - Fire hazards or equipment overheating
 - Noise levels (24/7 operation)
 - **Response:** I did explain that the proposed WCF is set back hundreds of feet from the nearest property lines. These structures are subject to federal building code standards, and typically over designed for the Southwest. I also explained that I've never seen one of these WCF structures fail in my 20+ years in this industry. I did mention that the noise levels will not be a problem, as the proposed WCF is set back enough distance from the nearest residences that they will not hear any of the equipment from that distance. With regards to fire hazard, I did explain that these wireless sites are monitored 24/7 by each carrier's and does not pose any type of fire hazard.
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7. Fairness & Community Burden

- Perception that:
 - One neighborhood is being asked to host multiple towers
 - Other areas benefiting from improved service are not sharing the burden
 - Questions about:
 - Why this community is chosen repeatedly
 - Whether benefits vs. impacts are distributed fairly
 - **Response:** I did mention that it appears that there are as many in favor as there are opposed to the proposed WCF. There was acknowledgment from some of those opposing the site that wireless coverage is problematic within the community. It's only natural that a community the size of Vistancia would need to host wireless infrastructure to adequately cover such a large community.
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8. Process & Next Steps Confusion

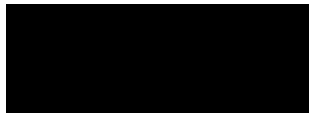
- Residents unclear about:
- Project timeline
- Approval status
- What influence they still have

Response: I did explain the next step in the process is to go to P&Z in May, and that everyone will have an opportunity to participate in that hearing and make their supporter or opposition known. I did outline a generic timeline which is dependent on obtaining all planning/permitting from the City of Peoria, in addition to obtaining all Federal approvals.

Councilman Bullock was in attendance and did speak for a few minutes toward the end of the meeting.

Please let me know if you require any additional information.

Sincerely,



Declan Murphy for TAG/Verizon



Tel:

Email:

