

**Foothills Pool Cell Tower**

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**From** Fifth George [REDACTED]  
**Date** Wed 2/18/2026 10:15 PM  
**To** Eric Cook <Eric.Cook@peoriaaz.gov>

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Mr. Cook,

The poor cellular service in the area of the proposed cellular tower is more than an inconvenience in day-to-day matters when using what is typically the only communications device most families employ; it is also a hazard to public safety, as people in times of need may not have a wi-fi connection or a hotspot as a fallback.

The tower is long overdue because of a small group of people worried about aesthetics or relying on bad science.

I believe granting the permit request would serve the best interests of the residents in this area.

Thank you,

Sean George  
[REDACTED]

## Cell Tower

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**From** Anthony Spicola [REDACTED]  
**Date** Sun 2/15/2026 1:09 PM  
**To** Eric Cook <Eric.Cook@peoriaaz.gov>

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To whom it may concern,  
I'm writing to you in regards to the much needed cell tower in Vistancia.  
Its been a big problem for my family as well. The constant dropped calls and lack of safety! When the wifi is not strong enough , my security system beeps continuously. ADT said they can't not do anything about it. Ring cameras sometimes are an issue. With continued growth in this area, it's just good common sense that an additional tower is necessary

Thank you for taking the time to consider this community's needs .

Anthony R. Spicola

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PHO Vistancia - Cell Tower comments

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From M Fertig [REDACTED]  
Date Thu 2/12/2026 7:14 AM  
To Eric Cook <eric.cook@peoriaaz.gov>

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Good morning Mr. Cook,

This email is a response to the mailer I recieved about the proposed cell tower construction in Vistancia. I have a few items to note related to this project.

First, I have lived in my house for 12 years and have watched my cell service get worse to the point I now barely get 1 bar of signal at 4G in my house. My property has a direct line of sight to this tower location. No houses or building are between my backyard and the proposed tower. Please approve this tower for construction. It is badly needed. With the continued development north, the current demand for cell signal will only increase. According to the builder, this tower will carry the three major cell signal providers. This one location will support the broadest benefit to the community as a whole. At our public meeting, several people who did a signature drive opposed to this project stated directly that the tower is needed but they do not want it in their back yard. Which to me is narrow minded and purely self-serving. As I noted above, it is in my "back yard" and I say do it. The community as a whole will benefit.

Second, one argument against this tower was safety for children and grandchildren at the school south of the tower. Cell towers will cause cancer in the children. This is blatantly false. I am a radiological health physicist. My education and experience has been in how radiation interacts with living tissue. Cell phone towers do NOT transmit ionizing radiation (the stuff that damages DNA: Gamma/Beta/Alpha radiation). For people who strongly claim otherwise here are two facts they ignore. Cell phones first came out in the 1980s with wide usage coming in 1990s. If cell signals caused cancer in children there should be no one under the age of 30 alive in any cities. Also, if there was ANY medical or scientific proof these towers did cause cancer, every cell phone carrier would have been sued out of existence by the millions of plaintiffs their signals have touched. The online belief that cell towers cause cancer has no factual basis and lives only in the minds of internet storytellers.

Lastly, the other major complaint I heard was this will lower property values and who's going to pay me for it. My response at the meeting was direct and had no reply. If someone thinks having a tower visible from their home will lower their property value, I challenged them to put on their home listing that they lived in a cell signal dead zone and see how much they'd have to drop their asking price to even get someone through the door to look at their house.

In short, northern Vistancia is in extreme need for better cell service. This project will build one tower that supports the three major cell carriers in the country. It will have the biggest benefit to the community with the lowest impact. Please approve this project.

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Vistancia Cell Tower

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**From** Susan Spicola [REDACTED]  
**Date** Wed 2/11/2026 1:50 PM  
**To** Eric Cook <Eric.Cook@peoriaaz.gov>

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Mr. Cook,

Thank you for taking the time to consider the much needed cell tower in our neighborhood. I live in the Alta Vista neighborhood in Vistancia. It backs up to the canal with the North Point residents up above me on the mountain. 9 years ago when I moved here, I had 4 bars all the time on my cell phone. I had Verizon service and all was great. During Covid, it seemed to trail off maybe because more people were home during the day?( Not real sure) My calls were starting to drop occasionally during the day. But after more and more new neighborhoods were being developed, it got worse. Verizon said we need another tower, and suggested an extender for my home. Then I got a brand new phone last December and switched to T Mobile. They promised better service if there was another tower, I bought an extender and it did nothing. Calling a business or Dr. office isn't an issue because they have a regular hard line phone. But if I call a business that uses a cell phone!! they can't hear me or it cuts out constantly.. I feel this much needed tower is safe, compared to how things use to be. So many parents feel it isn't safe around the pool area or the school on Westland, but these same parents are allowing their children to have a phone. Thank you for considering the tower. It could save lives.

Respectfully Submitted,  
Susan Spicola

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PHO Vistancia - Cell Tower Conditional Use Permit (Case no: CU26-01)

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From [REDACTED]  
Date Thu 4/2/2026 4:41 PM  
To Eric Cook <eric.cook@peoriaaz.gov>

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**Brian Panza**  
[REDACTED]

**Date:** April 1, 2026

**To:** City of Peoria Planning & Zoning Commission

**Re:** Opposition to Conditional Use Permit CU26 01 (PHO Vistancia Wireless Facility)

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### Executive Summary

I strongly oppose Conditional Use Permit CU26-01 for the proposed PHO Vistancia wireless facility at 31642 North Westland Road. The proposed 70-foot tower would be highly visible from my home and nearby properties, significantly altering the character of the neighborhood and potentially impacting property values. Most homes in the area are at most **~25 feet tall**, making the 70-foot tower dramatically out of scale. Its placement would also consume approximately **1,000 square feet of community space adjacent to the neighborhood Foothills pool**, reducing recreational amenities for residents. The applicant has not demonstrated that this site is the least intrusive option, nor has the design incorporated sufficient stealth or mitigation measures appropriate for a residential setting. I respectfully request that the Commission deny the permit or continue the application to explore less impactful alternatives.

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### Opposition Statement

I am a resident of [REDACTED], within the Vistancia community, and my home is in close proximity to the proposed tower site. While I support reliable wireless service in North Peoria, this location and design are inappropriate for an established residential community.

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### Proximity and Visual Impact

The proposed site is near homes, pedestrian pathways, and community spaces. Even if minimum setbacks are technically met, they do not mitigate real-world impacts on nearby residents.

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## Visual Impact and Property Value Concerns

The 70 foot tower would be visible from my backyard, second story windows, and surrounding homes, creating a stark industrial presence that conflicts with the neighborhood's character. Most homes are no taller than ~25 feet, meaning the tower would be nearly **three times taller** than surrounding structures, dominating sightlines and altering daily living experiences.

This visibility is not merely a minor inconvenience—it can directly reduce property values. Studies show that highly visible telecommunications towers in residential neighborhoods can negatively affect buyer perception, marketability, and desirability. In a master-planned community like Vistancia, where visual cohesion and open space are key drivers of property value, a 70-foot industrial structure in sight of primary living areas represents a significant and avoidable impact.

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## Impact on Community Amenities

The proposed site is adjacent to the neighborhood **Foothills pool facility**, and its footprint would occupy approximately **1,000 square feet of community space**, reducing recreational area for residents and encroaching on a key neighborhood amenity.

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## Lack of Alternatives Analysis

The applicant has not shown that this site is the least intrusive option. There is no evidence of evaluation of alternatives, such as co-location on existing structures, placement in commercial or utility corridors, or deployment of distributed small-cell infrastructure. Without such analysis, it cannot be concluded that this location minimizes impacts, as required under conditional use criteria.

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## Design and Mitigation

The proposed design does not fully incorporate stealth or concealment techniques appropriate for a residential environment. Given the height and visibility, additional mitigation—such as reduced height or relocation—should be required at minimum.

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## Conditional Use Permit Standards

Compliance with technical zoning standards alone does not meet the intent of a Conditional Use Permit. The City must determine whether the proposal is compatible with surrounding land uses and minimizes adverse impacts. Based on the information provided, that burden has not been met.

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## Conclusion

For these reasons, I respectfully request that the Planning & Zoning Commission deny CU26-01 as currently proposed. At a minimum, the application should be continued to allow a thorough evaluation of alternative locations and less intrusive design options.

Thank you for your consideration.

Sincerely,

**Brian Panza**



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cell tower in Vistancia

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**From** Don and Jacque Vander Giessen [REDACTED]

**Date** Sun 3/29/2026 1:16 PM

**To** Eric Cook <Eric.Cook@peoriaaz.gov>

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Mr. Cook,

Please take into consideration the amount of properties that will be negatively affected with the construction of the cell tower near the pool. You do realize, most likely, how many families from Vistancia use the pool. Additionally there are pool lessons and tournaments frequently with observers parking their cars up and down Westland when the parking lot is full. It is a wholesome family activity for all ages. Also the public Peoria park is across the street.

My home is just up the slope from the pool. Frankly I don't want to see a tall tower from my view lot. That is not why I chose this home. I fully expected my view would always be primarily the same.

From my perspective I am just wondering why a more remote location wasn't chosen originally instead of a location with such large public usage.

Please take our concerns seriously and relocate the cell tower where there are not as many homes or recreational activities.

Respectfully,

Jacqueline Vander Giessen  
[REDACTED]

cell tower

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**From** Don and Jacque Vander Giessen [REDACTED]

**Date** Fri 2/27/2026 3:37 PM

**To** Eric Cook <Eric.Cook@peoriaaz.gov>

**⚠️⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️⚠️**

Hello, I live on Copperleaf Lane, directly above the Foothills pool. I don't understand why the cell tower has been approved to be constructed in a location as highly populated as the pool location. It seems there are so many areas in Vistancia that are more remote.

Thank you,

Jacqueline Vander Giessen  
[REDACTED]

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Proposed Cell Tower in Vistancia near the Foothills Pool

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**From** Brittany Greathouse [REDACTED]  
**Date** Tue 2/17/2026 6:40 PM  
**To** Eric Cook <Eric.Cook@peoriaaz.gov>

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Hello Mr. Cook,

I am writing to you as a Vistancia resident. One who lives steps from the Foothills Pool and proposed site for the new cell phone tower. As a mother of two children who attend the adjacent Lake Pleasant Elementary. And as a Realtor who has a deep love and admiration for our community.

With that being said, I am saddened to hear that even though us neighbors have heavily discouraged the cell tower at this particular location, where both sides of the tower face homes that once had view fences that enjoyed the natural desert, discovery trail, and Foothills Pool. These same houses will have a ominous tower, no doubt emitting sound and RF radiation to these homes and children attending school across the street. The plan for the tower is just that. Build a brick tower several feet high. No form or other function.

A good use of a cell tower within a Master Planned Community would be our main clubhouse in Vistancia. The existing cell tower, because of the thoughtful design and integration with the club house and facilities, most would not know that it was a cell phone tower unless they had been told.

As residents of the area, we have seen the cell service change out here over the last several years. We have lived in Westland Heights for 10 years, and within the last 3 with all of the building we have had more dead spots in the community for service, where previously it was not an issue. The need for better service is evident. My qualm is placing this monstrosity within our already established neighborhood. Changing our enjoyment of our property, exposing us, and deteriorating our property values.

My hope would be a cell tower in an area of new construction homes, where the new buyer can have proper disclosure of the cell phone tower and be given the opportunity to decide whether they would like to live near the cell tower or not.

I hope this does not fall on deaf ears and pray there is a way to find a different location for this new cell phone tower.

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Sincerely,



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## Cell phone tower placement

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**From** Nicole Faulkner [REDACTED]  
**Date** Sun 2/15/2026 1:55 PM  
**To** Eric Cook <eric.cook@peoriaaz.gov>

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Eric,

A cell tower should never be placed next to a heavily populated school, neighborhood pool and private residences. There will be huge liability issues for the City when childhood cancers increase 3-5 years after the tower is installed and parents launch law suits for medical cost and emotional distress. The risk outweigh the benefits in the long term and would cost the city more in damages than making a few people happy that just want to place a call now.

There is so much open desert better suited for a cell tower placement further away from residents such as the behind the 5 north shopping centers or closer to the 303 away from all residents/houses.

I live off Westland and have no issue with Verizon cell service and have lived her the last 2 years. I can place calls and text while at Lake Pleasant Elementry picking up my child.

Articles with effects of non ionizing radiation on residents:

<https://www.ehn.org/cell-tower-india-health-issues>

<https://ehtrust.org/7-scientific-case-reports-on-5g-cell-tower-health-impacts/>

<https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/>

Peer reviewed artical that states:

"International Agency for Research on Cancer (IARC) at the World Health Organization (WHO) in May 2011 classified RF radiation in the frequency range of 30 kHz to 300 GHz to be a 'possible' human carcinogen, Group 2B (1,2), is being ignored"

And currently the IARC continues to increase the "safe" levels of exposure to RF.

<https://pmc.ncbi.nlm.nih.gov/articles/PMC7405337/>

Nicole Swanson



Cell tower

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**From** David Carlson [REDACTED]  
**Date** Fri 2/13/2026 3:58 PM  
**To** Eric Cook <eric.cook@peoriaaz.gov>

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Dear Members of the Peoria Planning and Zoning Commission,

I am writing regarding the proposed cell tower and the associated Conditional Use Permit currently under consideration.

While I understand that the utility provider likely selected the proposed tower location based on operational efficiencies such as service access and proximity to existing parking areas, I respectfully request that the Commission also weigh the broader community impact when evaluating this proposal.

From the community's perspective, relocating the tower nearer to the existing pool mechanical equipment area would significantly reduce its visual impact and intrusiveness. That area is already characterized by utility infrastructure, making it a more contextually appropriate placement. Such a modification would maintain reasonable service accessibility while materially improving neighborhood aesthetics and preserving overall quality of life.

The Commission has the authority to condition or modify site placement in the interest of compatibility and community welfare. I respectfully urge you to exercise that authority and require relocation of the proposed tower to a less visually disruptive location within the site.

I think a great spot for the tower would be at the north west corner of N Westland Rd and N Vistancia Rd. Seems to have easy access and extra land out of the way of everything.

Thank you for your consideration and for your continued service to the City of Peoria.

Sincerely,  
David Carlson

Re: Vistancia Cell Tower

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**From:** Cheryl M Remington [REDACTED]  
**Sent:** Wednesday, February 11, 2026 11:01 AM  
**To:** Eric Cook <Eric.Cook@peoriaaz.gov>  
**Subject:** Vistancia Cell Tower

⚠️⚠️This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.⚠️⚠️

If you could please take a few minutes to read the included information it would be greatly appreciated.

This is information about the opposition to the Vistancia Cell tower project proposed near the Foothills Pool Recreation Area.

Thank you so much for your time. If you have questions, concerns, or input, please feel free to contact me.

Sincerely,  
Cheryl Remington

This cell tower proposal has created immense frustration among residents who are now forced to fight back against a decision that directly impacts our property values, quality of life, and long-term investments.

Our community was blindsided by the HOA's process for approving this tower. This tower, which would generate only \$4,800 per month for the HOA, comes at a tremendous cost to homeowners who purchased their properties in good faith, never imagining such a structure would dominate their neighborhood. While we understand the need for improved cell service in the newly developed Northpointe area, the placement of this tower in a built-out residential neighborhood is unacceptable. The residents of Vistancia have lived here for 10–15 years, investing in our homes with no expectation of a massive 70-foot tower.

Northpointe, which currently lacks service, is a far more appropriate location for this tower as it can be placed with full knowledge and consent of future homeowners, rather than imposed on those who have lived here for years. We feel the reason it is not proposed for a Northpointe location is because they would simply not be able to sell lots near the tower as no one wants to live near this ugly monstrosity.

Furthermore, this proposed tower is less than 600 feet from an elementary school. Many cities and counties across the nation have enacted bans on cell towers within 1,000 feet of schools due to growing concerns about potential health risks. As you are aware, the FCC has not updated its guidelines on tower safety since 1996, leaving many unanswered questions about the long-term implications for our children's health. While I understand the city cannot deny towers based on health concerns, it is imperative to consider the negative effects this will have on home values.

Adding to the concern, the tower's location near the Foothills Pool would disrupt one of our community's most cherished amenities with noise from a generator required to keep the tower running. Possible disruption of the community amenity while work is performed on the cell tower, which could include work at all hours of the day or night. We would lose 33% of the 6.85 acre Foothills Center Recreation facility. Plus the lack of privacy to backyards as workers are on the tower. Traffic in and out of the pool parking lot where children gather could be a risk as well. This is not the vision we had when investing in this neighborhood. A residential area that is already fully developed should not be burdened with such a structure, particularly when there are alternative locations—such as the upcoming police and fire station—where the city could benefit from the rental income instead. The board has stated there is no other appropriate location, they have not spoken to the city about bringing cell service in on city land because they are all about the monthly rent instead of looking out for its members.

It is worth noting that this tower has already been proposed to multiple locations within the community due to ongoing opposition. No one wants it near their homes. It has been fought for years in neighborhoods around Vistancia. Both the HOA and developer previously assured residents that this location would no longer be considered, only to push it through under the radar with little to no warning. This lack of transparency is unacceptable.

We urge you to intervene and advocate for the interests of Vistancia residents and maintaining our property values and quality of life. This tower would stick out like a sore thumb in a beautiful community that limits heights of every structure within the community. This tower should be placed in a location, such as Northpointe or the new police and fire station, or somewhere in the community where there are no view fencing lots, where its presence is transparent to potential homeowners. This would allow the city to collect the revenue while ensuring current residents are not forced to live with a structure they never agreed to.

Attached, you will find a detailed breakdown of the petition signed by residents directly impacted by this tower. If you need the actual signed petitions I'd be happy to supply them or Matt and our HOA has copies. Please review this information and consider the voices of the homeowners who stand to lose the most from this decision.

We need your help to preserve our home values, our quality of life, and the integrity of our neighborhood. Please deny this proposal and protect our community from this poorly placed 70' cell tower next to our homes and amenities.

Thank you for your time.

- **Cell Tower Update**

A decision was made by the Vistancia Declarant on the cell tower in Vistancia Village A. Both proposed locations which are at the Foothills pool and the Discovery Trail were not approved.

Here is the official statement read by Board President, Rick Eckenrode, "The Vistancia Declarant, also known as the developer, is unable to support and approve the second proposed location of the proposed cell tower. It would adversely impact the Discovery Trail sundial amenity. In addition, the visibility by Northpointe residents and prospective buyers along with opposition from nearby residents give further reason. The declarant has also recalled support for the original location to place the cell tower adjacent to the Foothills Pool. This location also met with opposition from nearby residents and families with children attending Lake Pleasant Elementary School. At this time, the declarant has requested additional time to complete their exploration of alternative locations that may offer less visibility and less impact on residents and the development corridor. As included in our documents, as long as the declarant (developer) has an active presence in the Vistancia Development corridor, the declarant holds final say in any VVA initiative affecting the appearance or design in the development corridor. This includes any new buildings, modifications to existing structures that can be seen in the development corridor, and any design review guidelines that affect the appearance or design in the development corridor. Since the start of resident's requests for reliable cell phone service in the western part of VVA, several boards have worked to make this a reality. Although the cell tower initiative is not dead, it is now out of the hands of the VVA Board and VVA residents. Therefore, the VVA board will no longer entertain any further discussion of a cell tower. The declarant now holds the destiny of any new cell tower initiative. Thank you for your understanding."

- **Vistancia Vipers Extended Schedule – Not Approved**

We want to acknowledge and commend Coach Taylor Hayes for his dedication to the Vistancia Vipers. We understand the importance of offering children the opportunity to participate in swimming lessons.

**Alta Vista Neighborhood**

53 homes

12 unable to contact = 23%

15 in favor of the cell tower = 28%

26 against the cell tower = 49%

Out of the 41 homes contacted = 77%:

38% were in favor of the cell tower

63% were against the cell tower

**Westland Heights Neighborhood**

106 homes

19 unable to contact = 18%

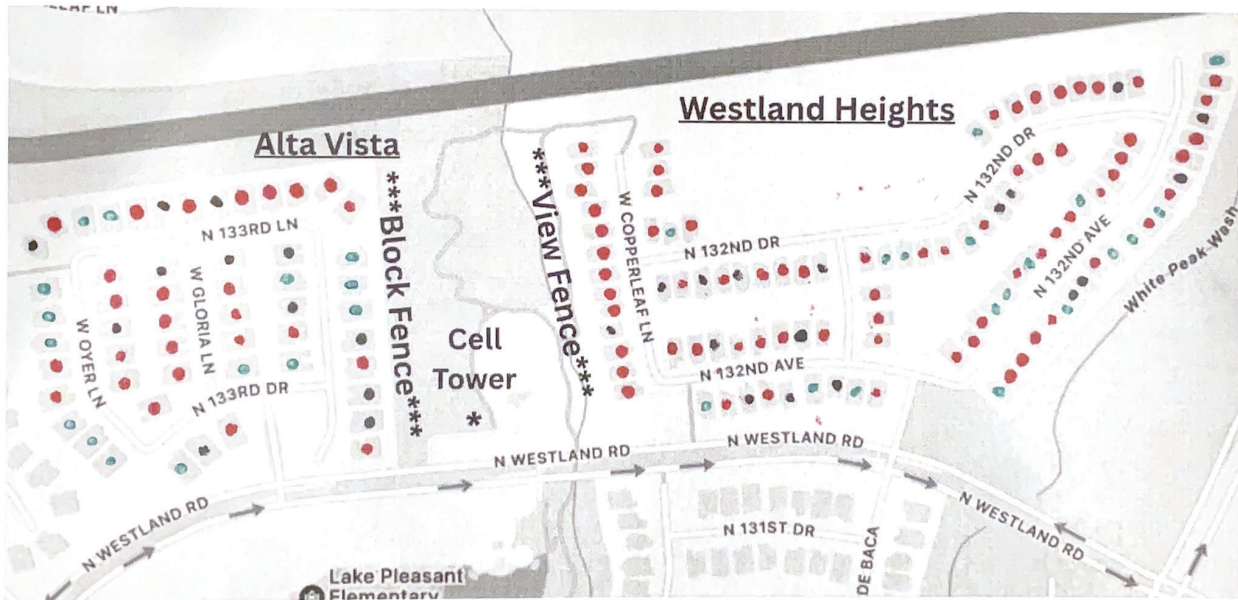
18 in favor of the cell tower = 17%

69 against the cell tower = 65%

Out of 87 homes contacted = 82%

21% were in favor of the cell tower

79% were against the cell tower



- Against the cell tower
- In favor of the cell tower
- Unable to contact



Outlook

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PHP-Vistancia cell tower

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From John Smidt [REDACTED]

Date Thu 4/16/2026 1:57 PM

To Eric Cook <eric.cook@peoriaaz.gov>

**⚠️⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️⚠️**

We are protesting the location of the proposed cell tower behind our property in the park near the pool. Why would you not locate this tower higher up to also better serve customers north of us too up through the hills. A good location could be near the community center north of the canal and not right behind my neighbor and my back yard.

We cannot attend the hearings as we are gone for two months.

John and Donna Smidt

[REDACTED]

Peoria AZ 85383

[REDACTED]

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**PHO Vistancia-Cell Tower**

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**From** David King [REDACTED]  
**Date** Sun 4/19/2026 7:53 PM  
**To** Eric Cook <Eric.Cook@peoriaaz.gov>

**⚠️⚠️ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠️⚠️**

Dear members of the Planning and Zoning Commission and Peoria City Council,  
I will be unable to attend the May 7 meeting to discuss the proposed new cell tower at 31642 N Westland Road. I have resided at [REDACTED], Peoria, AZ 85383, for the past 10 years. Our home is located just a one minute walk from the exact location where this tower will hopefully be built in the very near future.

My wife, Janet, and I are 100% in support of this project. Our cell service has deteriorated over the last few years to the point where it is never possible to get more than one bar on our cell phone in or near our home. When I recently had an important call that would last for over one hour, I had to travel to the community room at the Mountain Vista Club, where I had 4 bars on my phone for the next hour and one-half that my phone call required.

There are many hundreds of people up here in this part of Vistancia who are having this same problem and it is causing loss of income, severe inconveniences, and possibly dangerous situations because dependable cell phone service is no longer something we can count on.

We're not worried about any health or property value issues as a result of the cell tower's location. We look at the location of the current cell tower at the Mountain Vista Club for the past 20 years as adequate proof the property values will stay strong up here and that students in Lake Pleasant School and swimmers at the pool near the tower will not be at any additional health risks.

It's time to get on with the construction and completion of this cell tower so residents up here can regain the kind of access to our cell phones that living in today's world demands.

Thank you for your consideration and attention,  
David and Janet King

**City of Peoria Planning & Community Development Attn: Mr. Eric Cook**  
**8401 W Monroe St,**  
**Peoria, AZ 85345**

Date: April 24, 2026

**Subject: Immediate Need for Technical Review and Alternative-Site Evaluation for Proposed 70-Foot Wireless Facility at Foothills Pool**

Dear Mr. Cook,

I am requesting your immediate attention to a critical issue involving the proposed **70-foot wireless tower** at the Foothills Pool on Westland. The current location presents **clear, foreseeable, and avoidable risks** to the City of Peoria, risks that do not exist at the nearby **Rancho Mercado** or **Desert Oasis** water-facility sites. This is not a matter of opposing wireless service. It is a matter of **public safety, liability exposure, and defensible decision-making.**

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### **1. The 70-Foot Fall Zone Overlaps Public Recreation and Adjacent Homes**

A 70-foot tower carries a **70-foot structural-failure radius**. At the Foothills Pool site, that radius directly overlaps:

- The pool deck and recreation areas
- Sidewalks and parking
- Likely portions of adjacent residential parcels

This creates a **documented, predictable hazard**. If a structural failure, component detachment, or extreme-weather event were ever to occur, The City of Peoria would face the argument that it knowingly placed a tower where the fall zone covered a children's recreation facility and nearby homes despite having safer, feasible alternatives.

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### **2. The Site Is Unusually Close to Homes and a School**

The Foothills Pool location is: **50–150 feet** from and roughly **500 feet** from a school and playground. Even with FCC-compliant RF levels, siting a tall wireless facility **directly adjacent to homes and a children's recreation facility** creates heightened community concern and a perception that the City of Peoria did not prioritize separation from sensitive uses.

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### 3. Two Safer, Less Intrusive Municipal Sites Are Available

Both the **Rancho Mercado Water Facility** and the **Desert Oasis Water Facility** offer:

- Full containment of the **70-foot fall zone** on fenced utility land
- Substantially greater setbacks from homes
- No school adjacency
- No public recreation within the hazard footprint
- A land-use context far more appropriate for a tall communications structure

These sites are **technically feasible** and **materially safer**. Failing to evaluate them exposes The City to claims that it ignored less intrusive alternatives.

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### 4. The Litigation Risk Is Real and Preventable

If the City proceeds without a documented alternative-site analysis, it risks:

- Claims of negligence for placing a tower where the fall zone overlaps public recreation
- Claims of nuisance or property-value diminution from adjacent homeowners
- Challenges asserting the City failed to consider less intrusive, technically feasible alternatives

A simple, timely technical review eliminates these vulnerabilities.

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### Request

Given the above, I respectfully request that the City of Peoria:

1. **Pause any advancement** of the Foothills Pool site.
2. Conduct a **formal technical sitting analysis** comparing:
  - Foothills Pool (31642 N Westland Rd)
  - Rancho Mercado Water Facility
  - Desert Oasis Water Facility
3. Evaluate each site for:
  - 70-foot fall-zone containment
  - RF buffer distances to homes and the school
  - Land-use compatibility
  - Long-term liability exposure

This is a straightforward, reasonable step that protects the City, protects residents, and ensures the administrative record reflects a **defensible, safety-first decision**.

Thank you for your prompt attention to this matter.

Sincerely,

A solid black rectangular redaction box covering the signature of Steve Smith.

**Steve Smith**

# Exhibit A – Comparative Siting Comparison Table

*Foothills Pool vs. Rancho Mercado Water Facility vs. Desert Oasis Water Facility*

## 1. Summary Comparison Table

Evaluation Category	Foothills Pool 31642 N Westland Rd	Rancho Mercado Water Facility N 121st Ave & W Westland Rd	Desert Oasis Water Facility N 133rd Ave & Desert Oasis Pkwy
<b>Fall-Zone Safety (70 ft)</b>	Fall zone overlaps pool, sidewalks, and likely adjacent yards	<input checked="" type="checkbox"/> Fully contained on fenced utility parcel	<input checked="" type="checkbox"/> Fully contained on fenced utility parcel
<b>Distance to Homes</b>	Extremely close (≈50–150 ft)	<input checked="" type="checkbox"/> Substantial setbacks (≈400–900 ft)	<input checked="" type="checkbox"/> Substantial setbacks
<b>Distance to School</b>	≈500 ft from school/playground	<input checked="" type="checkbox"/> No school adjacency	<input checked="" type="checkbox"/> No school adjacency
<b>Public-Use Conflict</b>	Tower over children’s recreation facility	<input checked="" type="checkbox"/> No public recreation on parcel	<input checked="" type="checkbox"/> No public recreation on parcel
<b>Land-Use Compatibility</b>	Poor (recreation + families)	<input checked="" type="checkbox"/> Strong (utility/industrial)	<input checked="" type="checkbox"/> Strong (utility/industrial)
<b>Visual Impact</b>	High, dominates pool and neighborhood	<input type="radio"/> Moderate, within utility context	<input type="radio"/> Moderate, within utility context
<b>RF Exposure Perception</b>	Highest concern due to proximity to children	<input type="radio"/> Low	<input type="radio"/> Low
<b>Litigation Risk</b>	High (foreseeable hazard + ignored alternatives)	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Lowest
<b>Record Defensibility</b>	Weak	<input checked="" type="checkbox"/> Strong	<input checked="" type="checkbox"/> Strongest
<b>Overall Suitability</b>	<b>Least suitable</b>	<b>Suitable</b>	<b>Most suitable</b>

## 2. Key Findings

### **Foothills Pool – High-Risk Site**

- Fall zone overlaps public recreation and adjacent homes.
- Very close to homes and a school.
- Highest litigation exposure.
- Weakest land-use compatibility.

### **Rancho Mercado Water Facility – Safe, Feasible Alternative**

- Fall zone fully contained.
- No school adjacency.
- Strong land-use compatibility.
- Low liability exposure.

### **Desert Oasis Water Facility – Safest and Most Defensible**

- Largest setbacks.
- No public-use conflicts.
- Lowest long-term liability.
- Strongest alignment with industry best practices.

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## **3. Conclusion**

The Foothills Pool site is the **least appropriate** location for a 70-foot wireless tower. Both water-facility sites represent **safer, less intrusive, and more defensible alternatives** that warrant immediate technical review.