

AGENDA

3:00 P.M.

CITY OF SEDONA, SPECIAL CITY COUNCIL MEETING
JOINT MEETING WITH PLANNING & ZONING COMMISSION

WEDNESDAY, SEPTEMBER 14, 2016

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- The decision to receive Public Comment during Work Sessions/Special City Council meetings is at the discretion of the Mayor.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/microphone.
- State your:
 1. Name and
 2. City of Residence
- Limit comments to **3 MINUTES**.
- Submit written comments to the City Clerk.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

2. ROLL CALL

3. SPECIAL BUSINESS

LINK TO DOCUMENT = 

- a. AB 2129 Discussion/possible direction regarding the Wireless Master Plan and Land Development Code revisions being prepared by CityScape Consultants. CityScape will present propagation mapping from their recent assessments, potential public land use solutions, and initial policy revisions; and will seek guidance on how to proceed with potential policy changes. 
- b. Discussion/possible action on future meeting/agenda items.

4. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- b. Return to open session. Discussion/possible action on executive session items.

5. ADJOURNMENT

Posted: _____

By: _____

Susan L. Irvine, CMC
City Clerk

Note: Pursuant to A.R.S. § 38-431.02(B) notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that four or more members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with material relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at www.SedonaAZ.gov. The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

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**CITY COUNCIL
AGENDA BILL**

**AB 2129
September 14, 2016
Special Business**

Agenda Item: 3a

Proposed Action & Subject: Discussion/possible direction regarding the Wireless Master Plan and Land Development Code revisions being prepared by CityScape Consultants. CityScape will present propagation mapping from their recent assessments, potential public land use solutions, and initial policy revisions; and will seek guidance on how to proceed with potential policy changes.

Department	City Manager's Office
Time to Present	45 minutes
Total Time for Item	2 hours
Other Council Meetings	July 13, 2016
Exhibits	A. CityScape PowerPoint Presentation Slides B. Draft Sedona Inventory C. Map of Potential Equipment Locations on City Property D. List of Potential Equipment Locations on City Property

City Attorney Approval	Reviewed 9/6/16 RLP	Expenditure Required
		\$ 0
City Manager's Recommendation	For information, discussion, and possible direction.	Amount Budgeted
		\$ 0
		Account No. N/A (Description)
		Finance <input checked="" type="checkbox"/> Approval

SUMMARY STATEMENT

Background:

CityScape Consultants, Inc. has been hired by the City to assist in the development of a Wireless Master Plan and with drafting amendments to existing zoning ordinances. On July 13, 2016, CityScape Consultants, Inc., presented the following to the City Council and the Planning and Zoning Commission at a joint public meeting:

- Goals and Objectives of the Master Plan program
- Interrelationship between the Land Development Code (Article 17) and Master Plan
- Impact of the Telecommunications Act of 1996 and other more recent federal regulations

- History of wireless telecommunications, network design, and deployment practices utilized by the wireless telecommunications industry
- Overview of concepts behind wireless facilities planning and zoning

During the last 60 days, CityScape staff has completed assessments of the existing wireless infrastructure in Sedona and developed propagation maps from their recent assessments. Those maps and potential public land use solutions will be presented at this work session. The full inventory is included as Exhibit B. The map of potential city-owned properties that are located in areas that lend themselves well to become fill-in sites for new equipment, is included as Exhibit C. The list of those sites, including physical addresses, current zoning, and parcel numbers, is included as Exhibit D.

CityScape staff has also reviewed the current Land Development Code (LDC) Article 17 (Wireless Communications Facilities), and has identified two types of initial policy revision recommendations that will be preliminarily discussed during this work session. The first category of recommended policy changes include those required by federal law to comply with federal regulations. The second category of recommended changes are options for Sedona and are items for which the consultant will facilitate discussion and solicit feedback. Once input from City Council and the Planning and Zoning Commission are received, CityScape will develop a draft of the revised LDC Article 17 and those revisions will come back to Planning and Zoning for public hearing, review and recommendation, and then to City Council for final approval.

A draft version of CityScape’s presentation for the work session is included as Exhibit A.

Community Plan Compliant: Yes - No - Not Applicable

Land Use, Housing, and Growth section of the Community Plan, Land Use Policy 5. Preserve scenic views, including potential utility undergrounding and view corridor planning, in the consideration of new development and infrastructure, including limits on the approval of multi-story structures (page 53).

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s): N/A

MOTION

I move to: for discussion and possible direction only.

Wireless Master Plan

Draft Inventory Review, Initial Mapping and Public Policy Discussion

Susan Rabold, Project Manager
CityScape Consultants, Inc.

September 14, 2016

What is a Wireless Telecommunication Master Plan

The Goal of the Master Plan is to facilitate the creation of an optimized wireless telecommunications environment that is efficient, capable, and meets the long-term forecasted user requirements of the businesses, residents and visitors in the City of Sedona while minimizing visual impact of the new infrastructure.

Introduction to Wireless Telecommunications

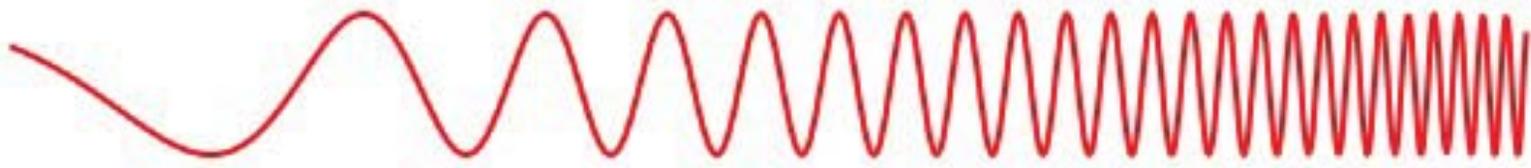
The Wireless Industry Brief Review

Wireless Telecommunications History



- 1G service provided voice calls only
- 2G service included voice, texting and data
- 3G service offered in early 2000's improved data speeds
- iPhone in 2007 offered thousands of applications
- 4G service on AWS and LTE began in 2010 and increased data speeds and included new 700 & 2100 MHz frequencies
 - Even smaller handsets, increased battery power and offered more features
- Wireless phones for voice & Broadband for Internet

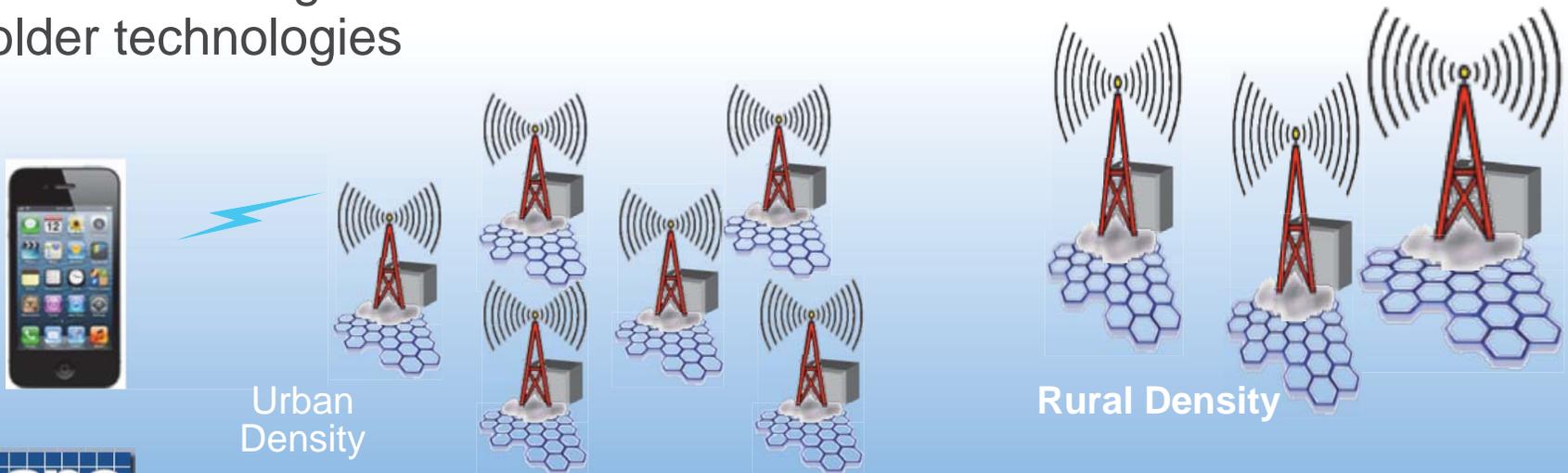
Site Location Considerations – Spectrum, Coverage, Capacity



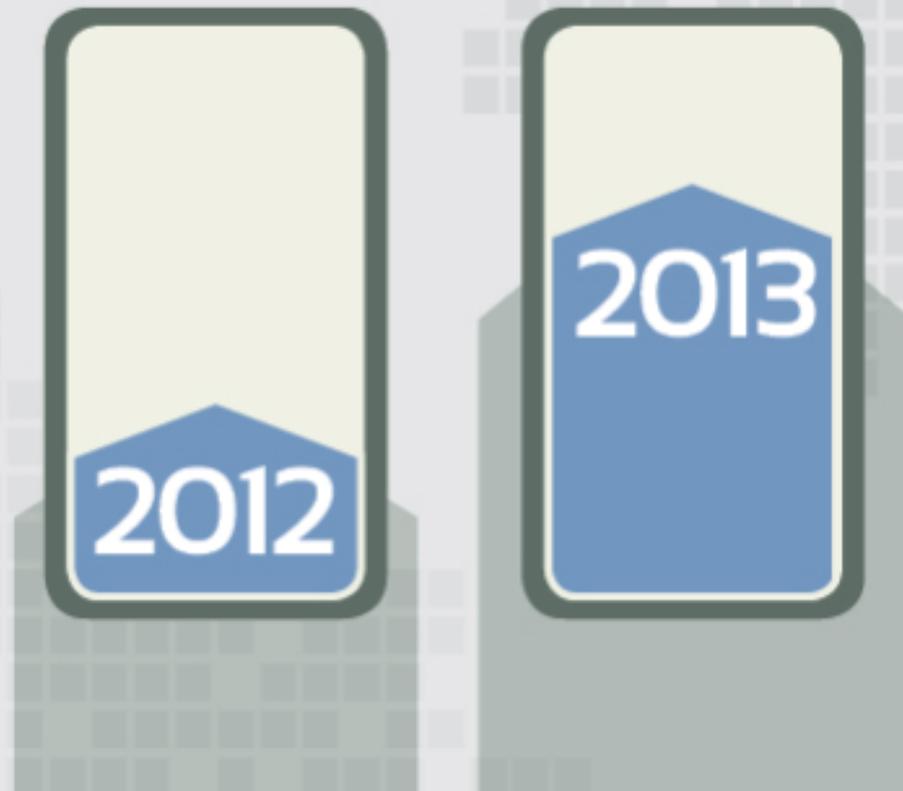
- Wireless service providers do not all use the same frequencies
- Lower frequencies (700, 850 MHz) propagate farther than higher frequencies (1900, 2100 MHz)
- Spacing of cell sites is influenced greatly by the frequencies that a service provider can use in an area and demand for service.

Site Location Considerations – Spectrum, Coverage, Capacity

- More people with more smartphones using data intensive applications such as Facetime, streaming HD video, Internet, Pandora, Facebook, etc.
 - 39% of U.S. households have “cut the cord” and are wireless only
 - 45 Million Americans use mobile phones as their primary internet access device
- Existing towers reach service provider capacity and create demand for more cell towers
- LTE has stricter alignment tolerances and is more sensitive to interference than older technologies



Site Location Considerations – Spectrum, Coverage, Capacity



Mobile Data Doubles

U.S. mobile data use doubled from 2012 to 2013, and will increase about 650% by 2018.

Source: Cisco, VNI Mobile Forecast Highlights, 2013-2018, at "United States – 2018 Forecast Highlights and 2013 Year in Review."

Infrastructure



Microwave
commonly used
for backhaul



Panel Antennas
with RRU's



Omni-
directional
whip type
antenna

Tower & Base Station Ground Equipment



Typical Low MHz Ground
Equipment



Typical High MHz
Ground
Equipment

Feed
lines

Non-Concealed Towers



Monopole
Self Support



Lattice
Self Support



Guy
With Support

Concealed Freestanding Towers



Dual Purpose



Flag Pole

Projected Network Demand

(by the year 2020 wired services may be virtually non-existent)



- Airtime minutes to increase as wired lines are replaced
- Airtime minutes increase as more services are added to the handsets
- Emerging technologies of wireless internet and mobile commerce to compete and coexists with traditional wireless telecommunications services
- More wireless infrastructure necessary to meet demands placed on existing networks

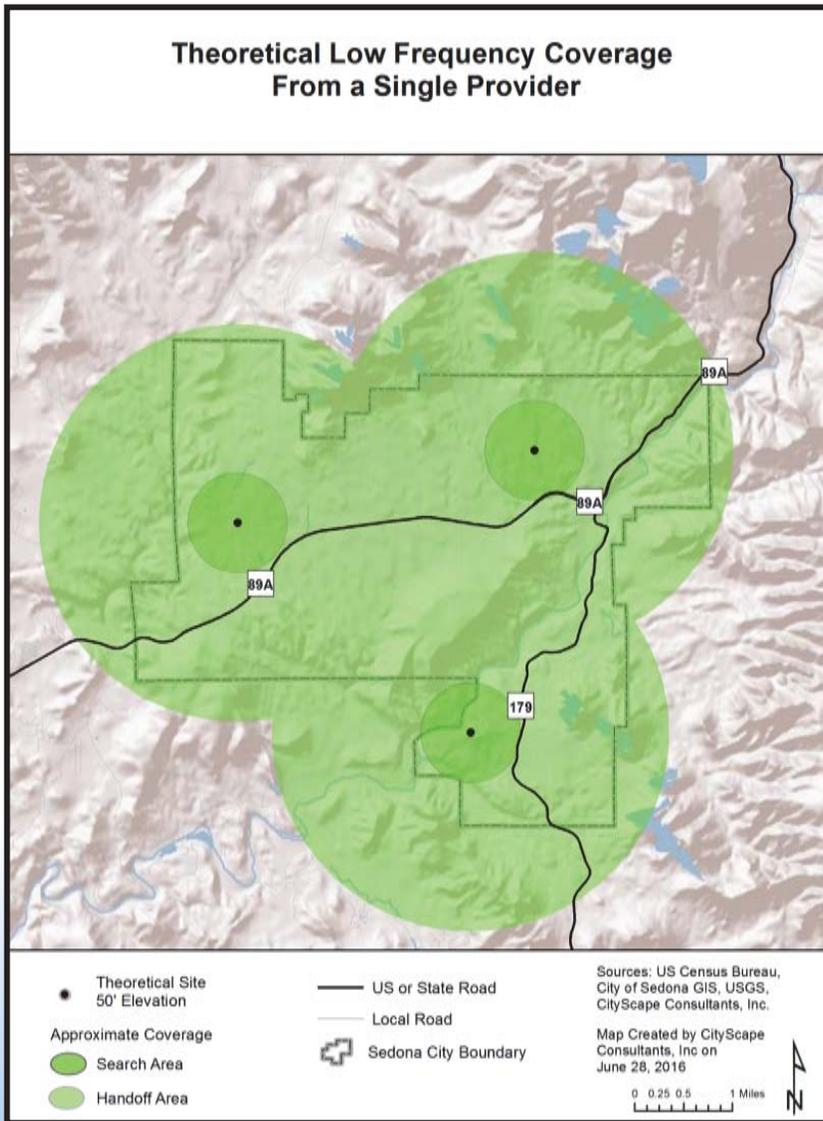
Wireless Telecommunications Master Plan and Mapping

City of Sedona

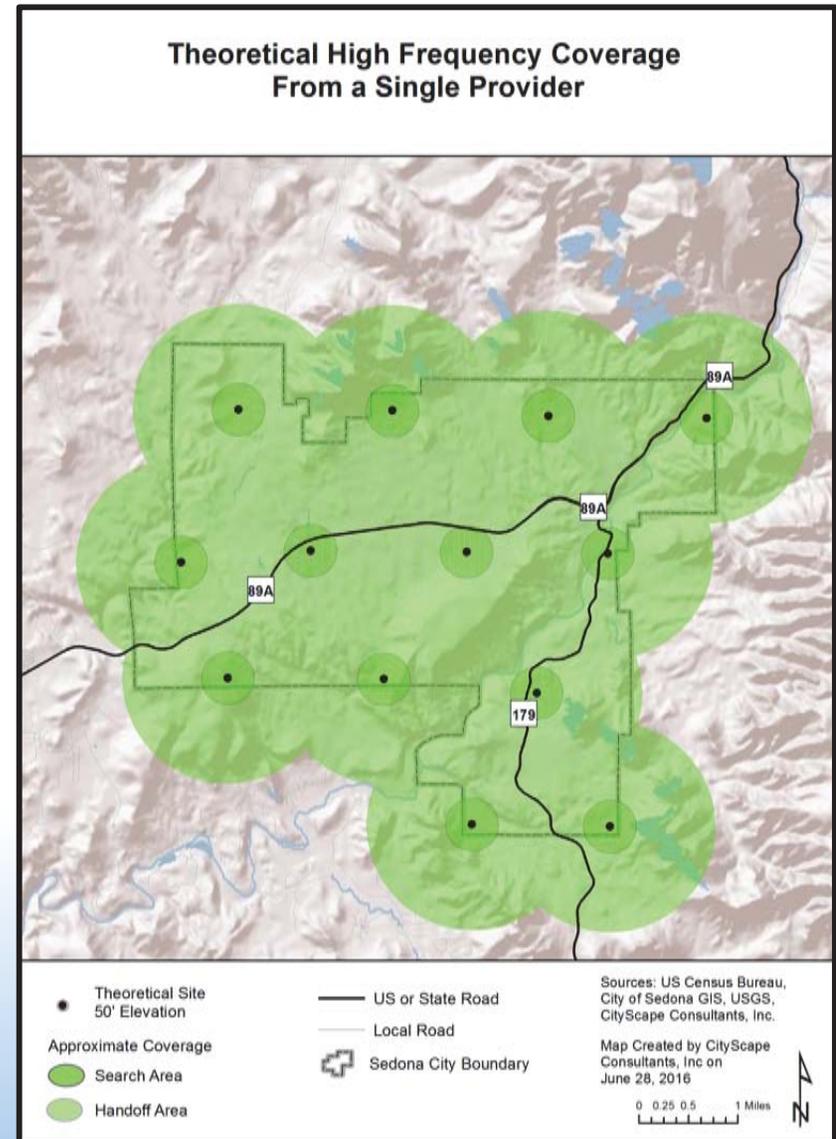
Wireless Communications Mapping

- Theoretical Root Mean Square Maps
- Theoretical Composite Maps
- With Consideration of Topography, Vegetative Cover and Population Density for Low and High Frequency; and Fill-In Sites with 10-Year Projection Maps with same variables

Theoretical RMS Maps

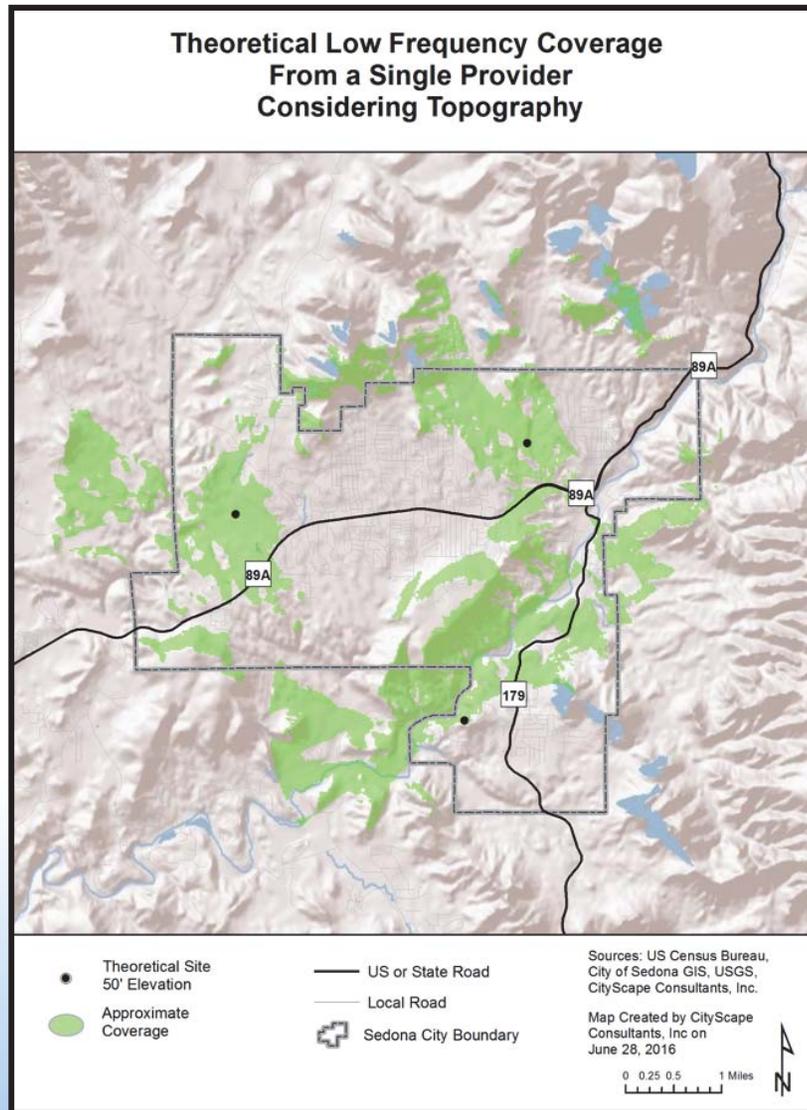


3 Low Frequency Sites

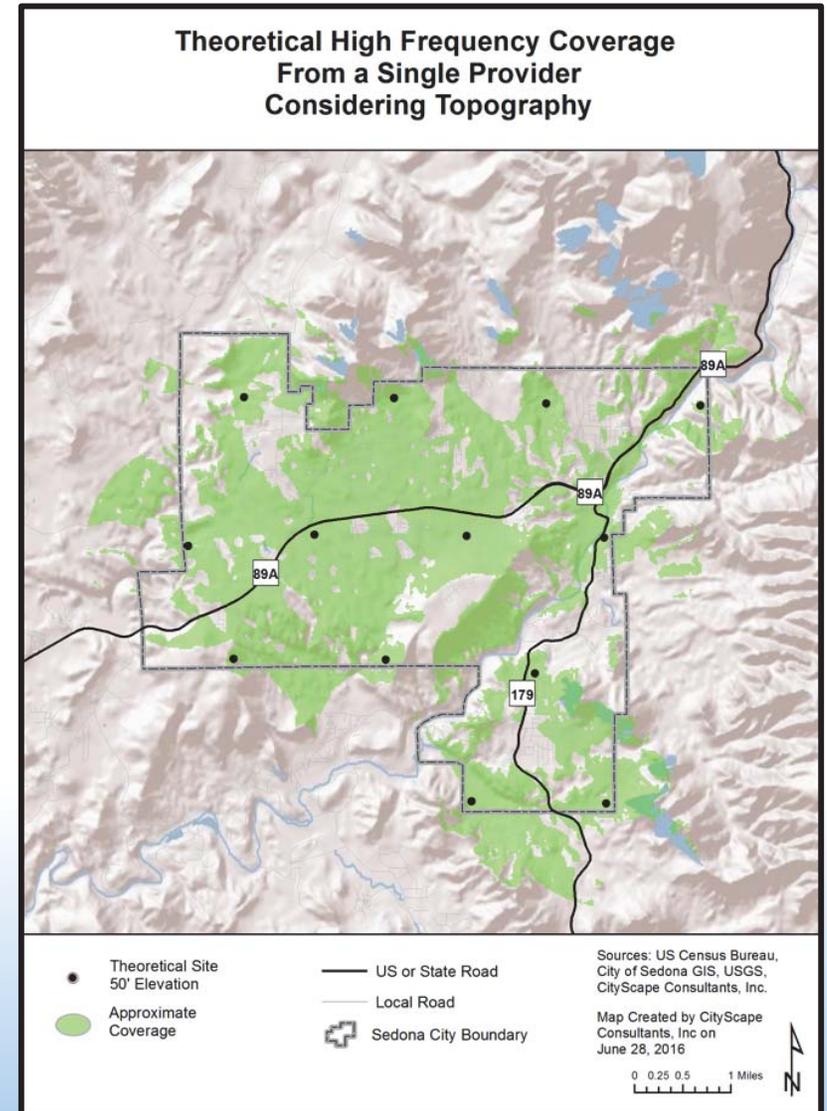


13 High Frequency Sites

Theoretical RMS Maps With Terrain

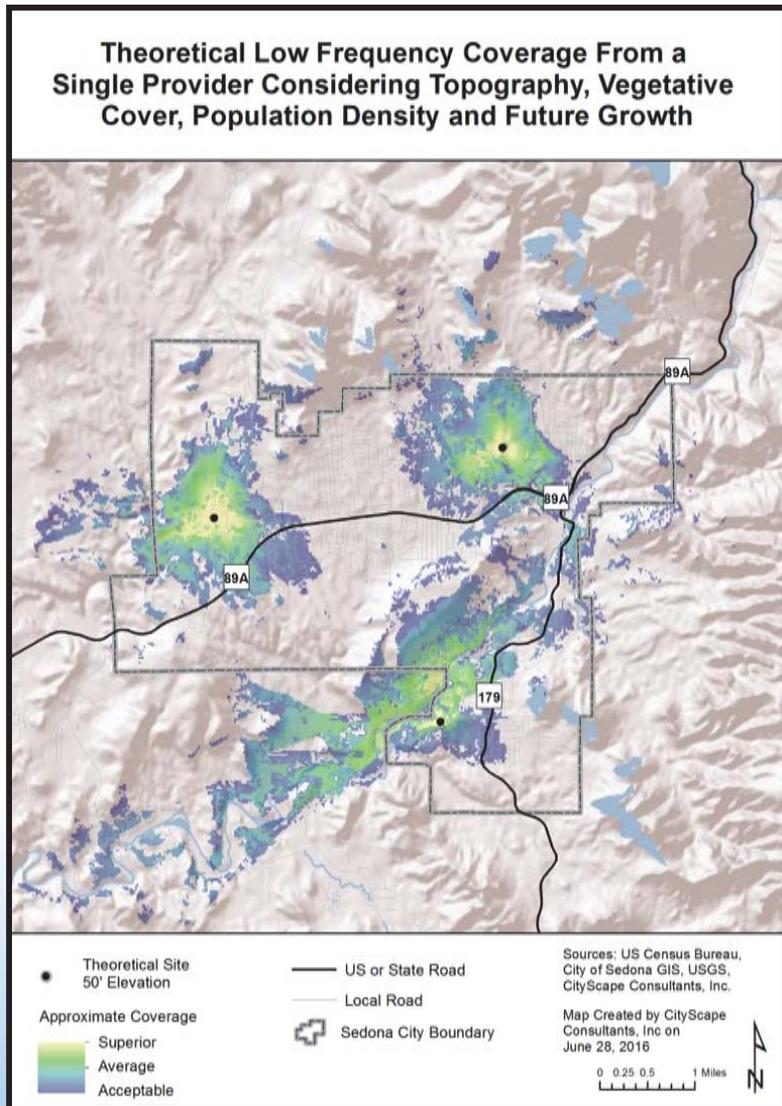


3 Low Frequency Sites

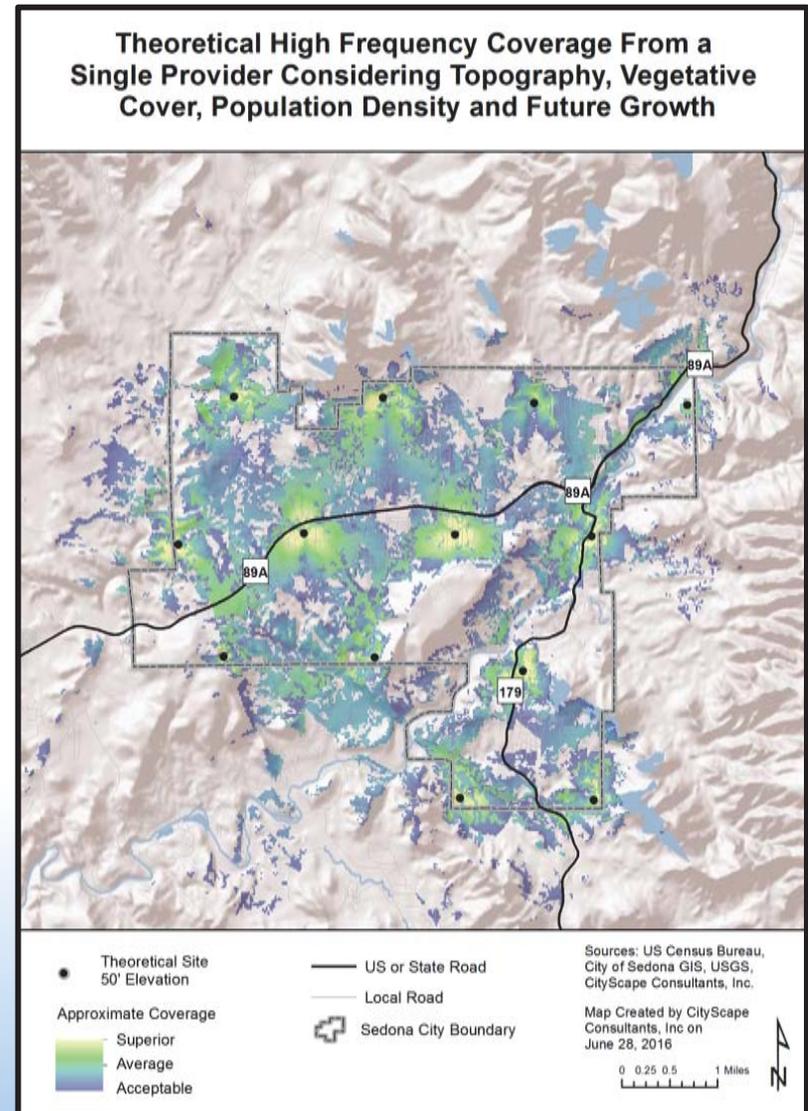


13 High Frequency Sites

Theoretical Propagation Maps



3 Low Frequency Sites



13 High Frequency Sites

Existing Wireless Inventory

Based on Sedona's Current Ordinance

Inventory Includes:

- Existing antenna-support structures (towers and rooftops aka base stations) for PWSF and 2-way communications
- CityScape has identified 16 inside the City and 7 outside the City

Inventory Excludes:

- Data, video or information transmission as part of the day-to-day operations of a commercial business, including for example, processing of credit card sales, automatic inventory control
- All users (both commercial and residential) of a wireless Internet service for which a send/receive antenna is required to be located at the point to use
- Non-commercial antennas and wireless communications facilities used solely for transmission and/or receipt by a single user, including for example, satellite dishes for TV reception less than 1 meter in diameter

Current Wireless Service Providers

Service Provider	Frequency Band	Type Service
AT&T (AT&T Mobility Spectrum LLC, BellSouth Mobile Data, Inc.)	Low and High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Access 700, LLC	Low	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Atlantic Tele-Network	Low	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Clearwire Spectrum Holdings III, LLC	High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Commnet Wireless , LLC (Commnet Four Corners, LLC)	High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Dish (Manifest Wireless, LLC)	Low	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Telecom North America Mobile, Inc.	High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
NTUA Wireless, LLC	Low and High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television

- Broadband As Listed in FCC License But Not By Current Definition
 - Bold Indicates Services Providers Found in the Study Area.

Current Wireless Service Providers

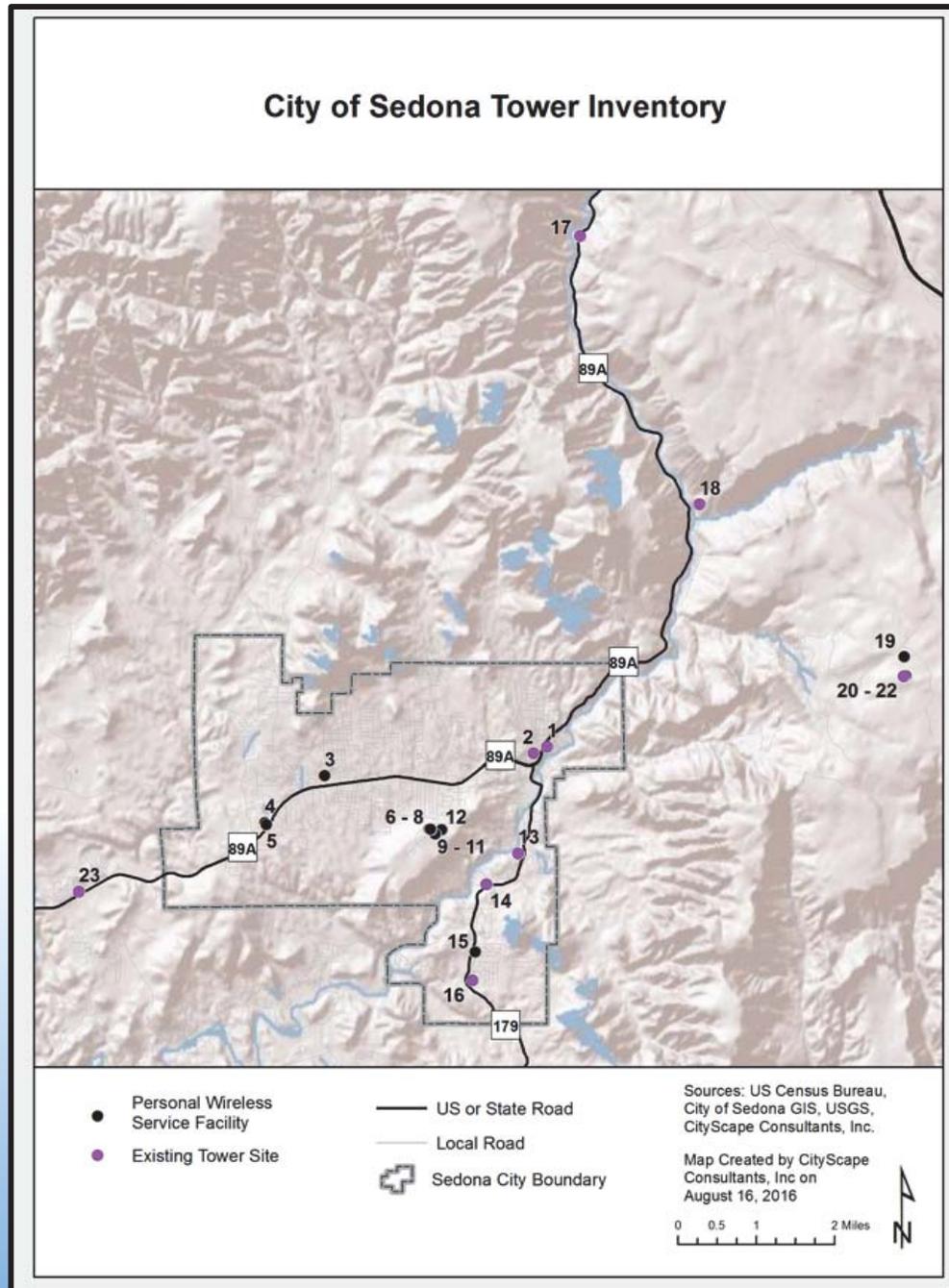
Service Provider	Frequency Band	Type Service
Smith Bagley (Cellular One of NE AZ)	Low and High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Sprint (Alamosa PCS , Nextel License Holding 4, Inc.; Wirelessco, L.P.)	High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
T-Mobile (T-Mobile License LLC)	Low and High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television
Verizon Wireless (Alltel Communications; Cellco Partnership)	Low and High	Broadband*; Fixed Wireless; Mobile Radio; Phone; Television

- Broadband As Listed in FCC License But Not By Current Definition
 - Bold Indicates Services Providers Found in the Study Area.

Tower owners include but are not limited to:

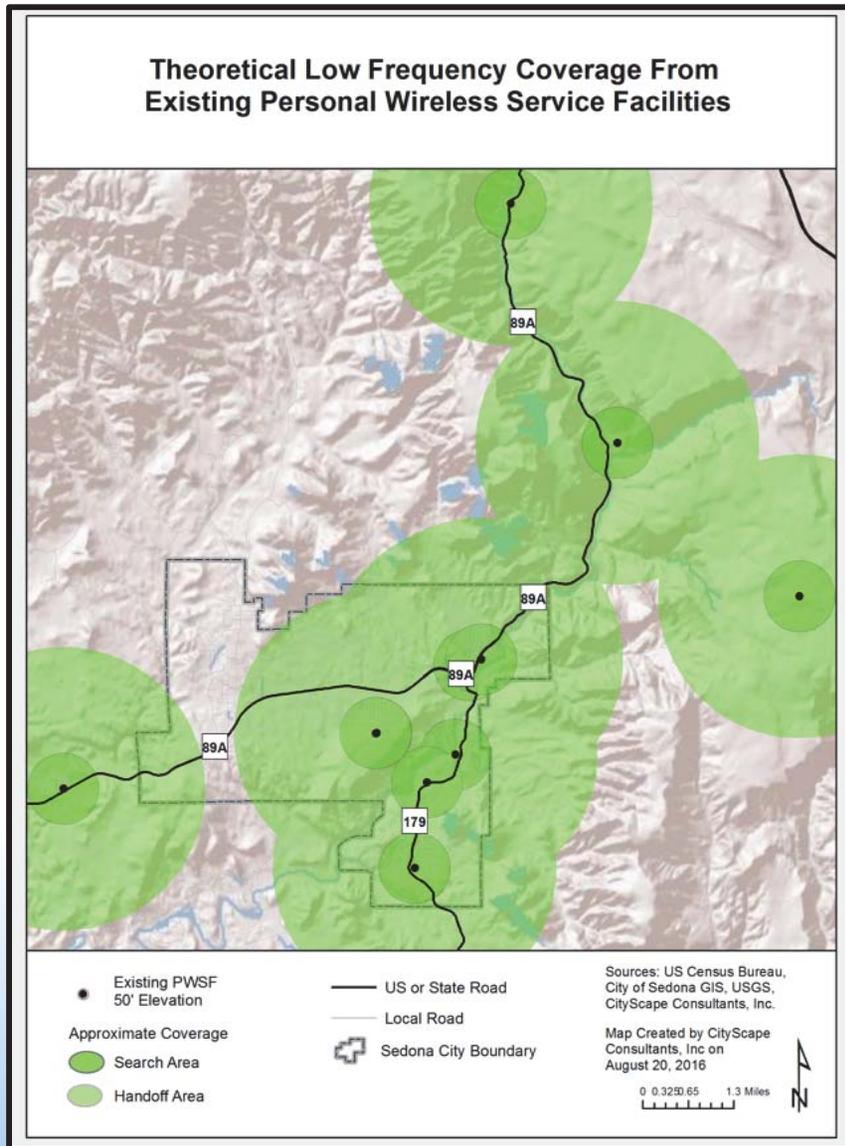
- American Tower; Crown Castle International; SBA; the service providers listed above; broadcast companies; and the Fire Districts

Existing Wireless Inventory

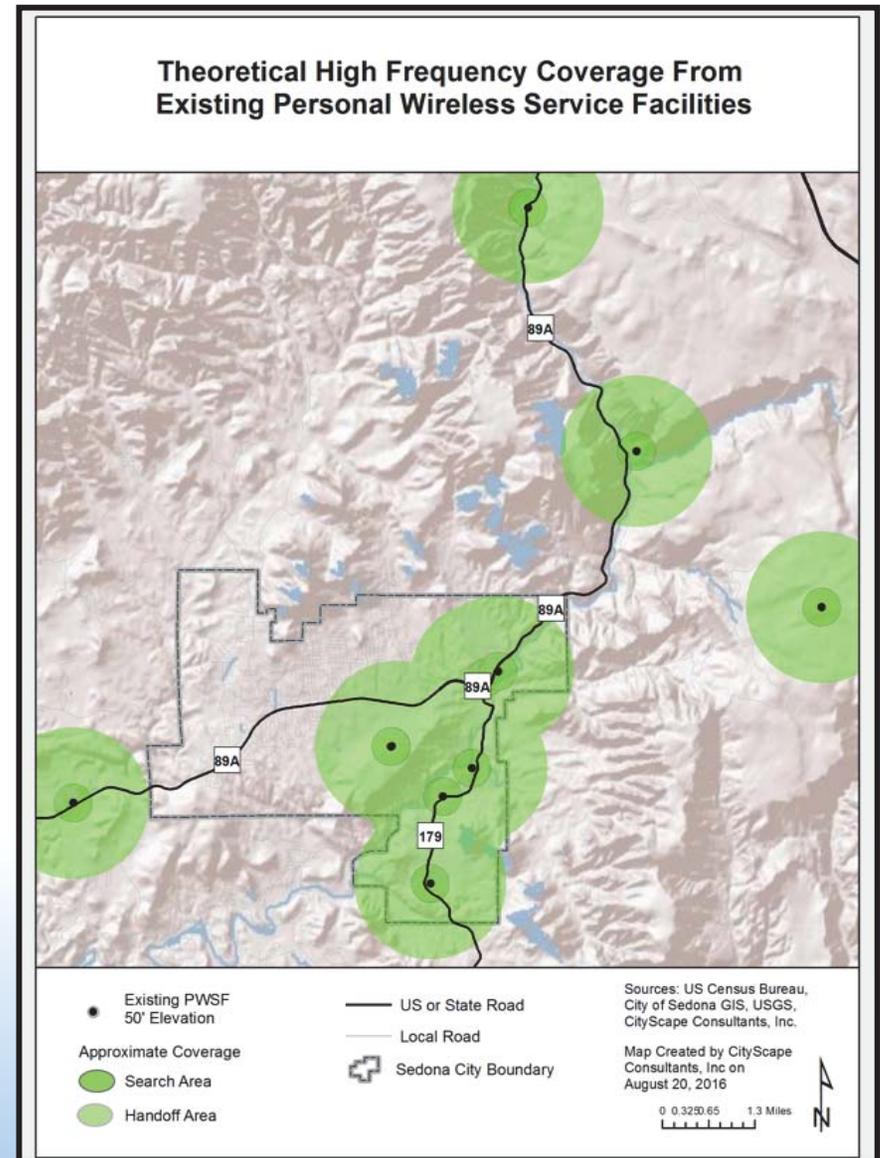


16 In City
7 Outside City

Theoretical RMS Inventory Maps

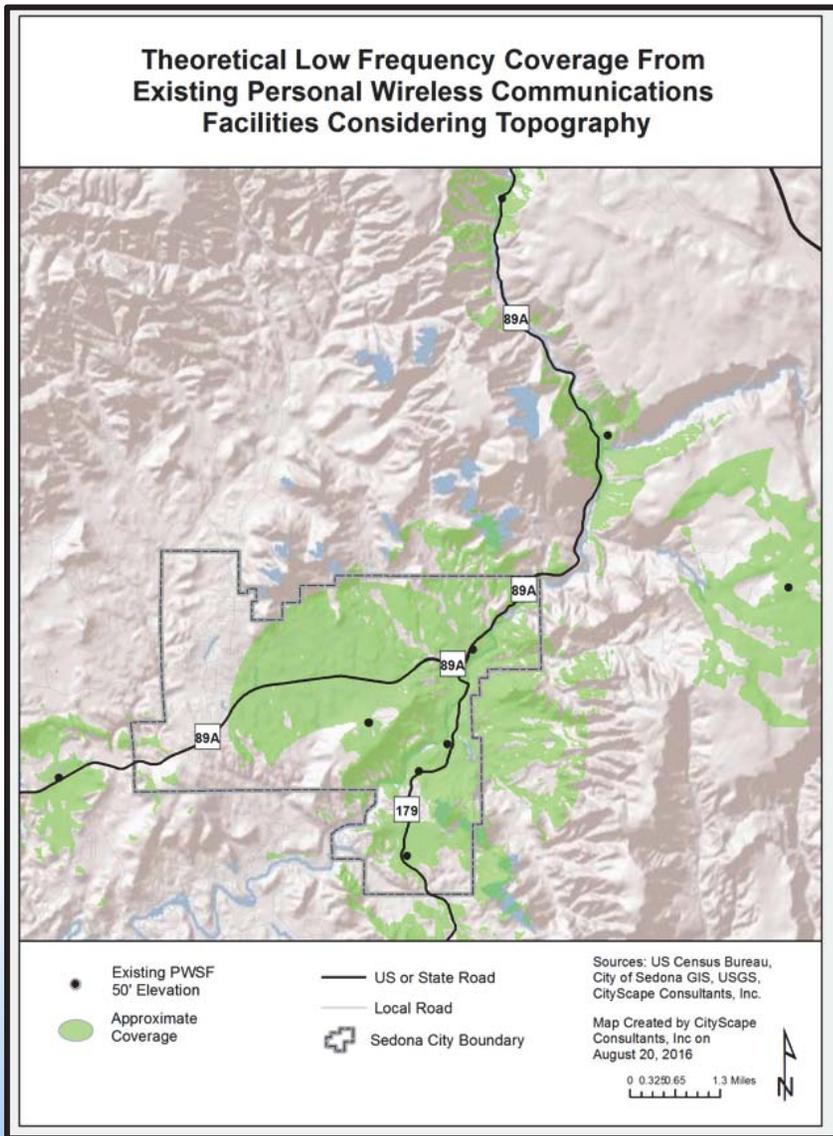


Low Frequency Sites

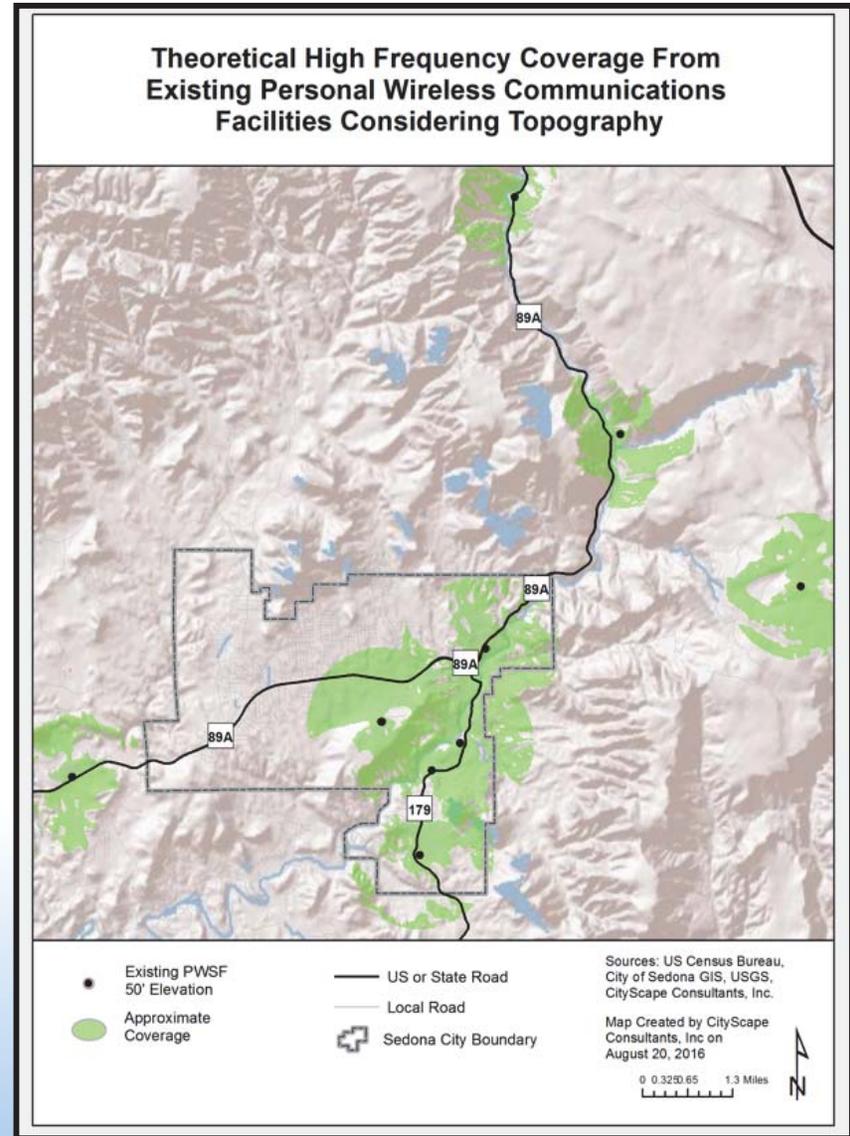


High Frequency Sites

Theoretical RMS Inventory Maps

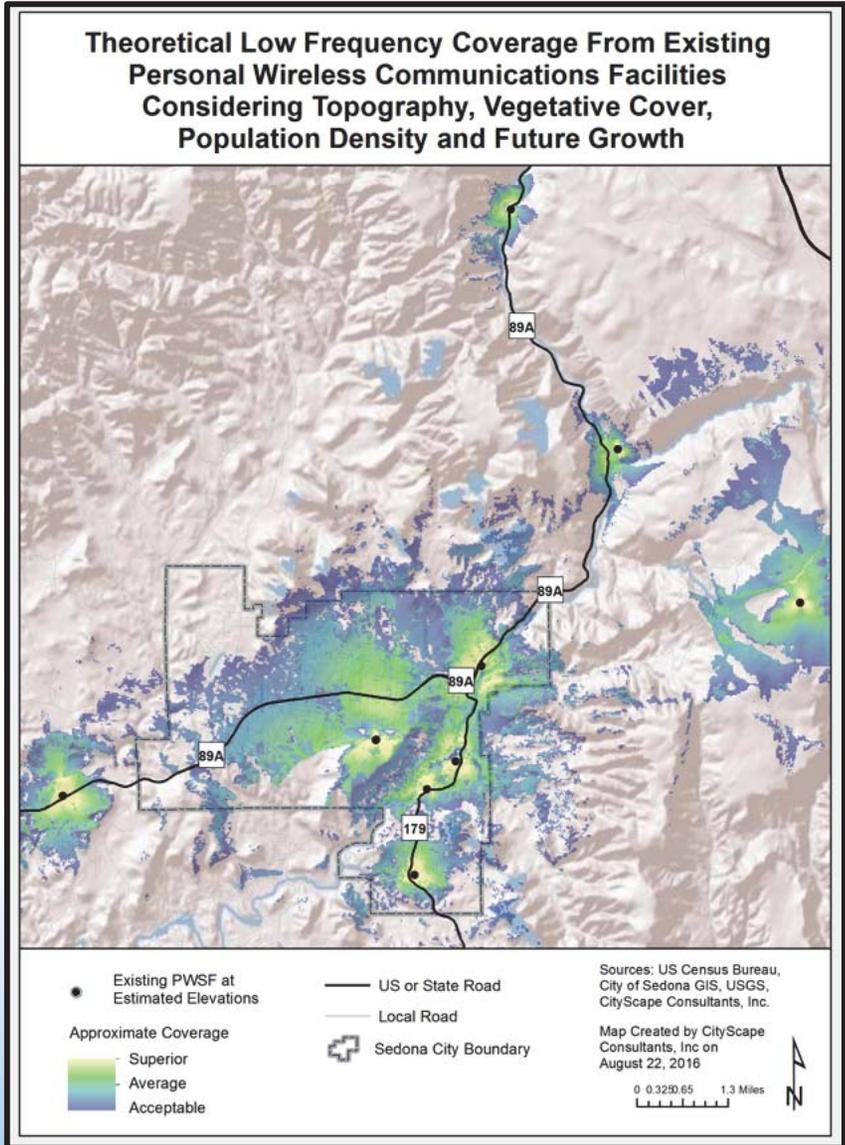


Low Frequency Sites

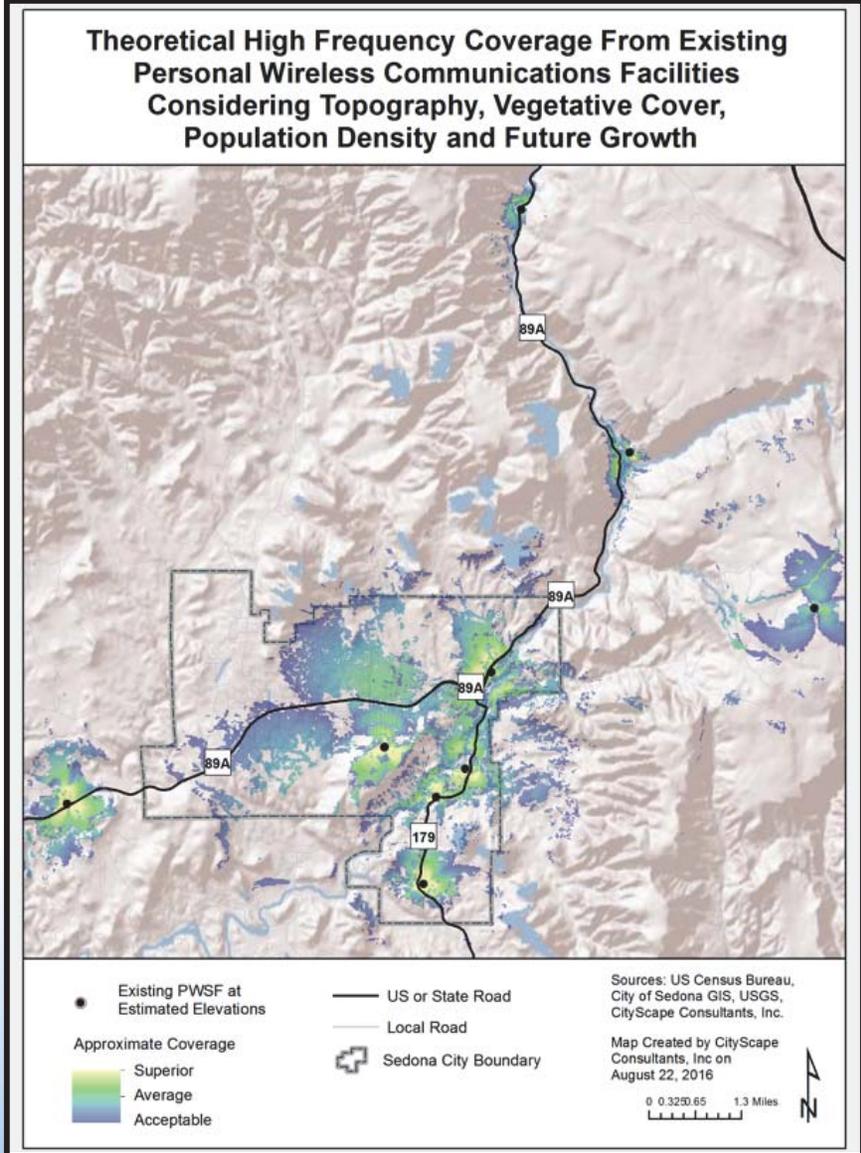


High Frequency Sites

Theoretical Propagation Inventory Maps

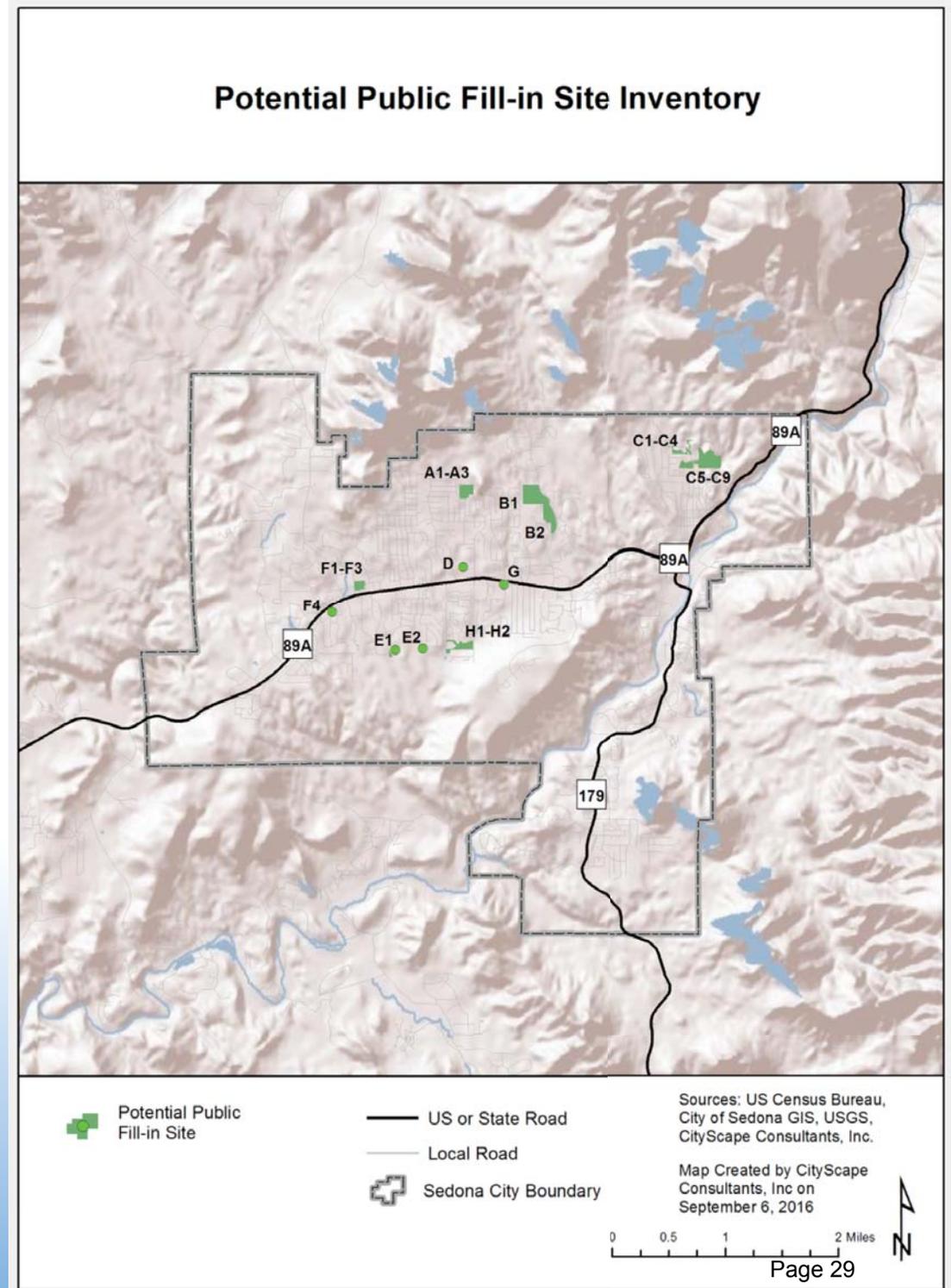


Low Frequency Sites

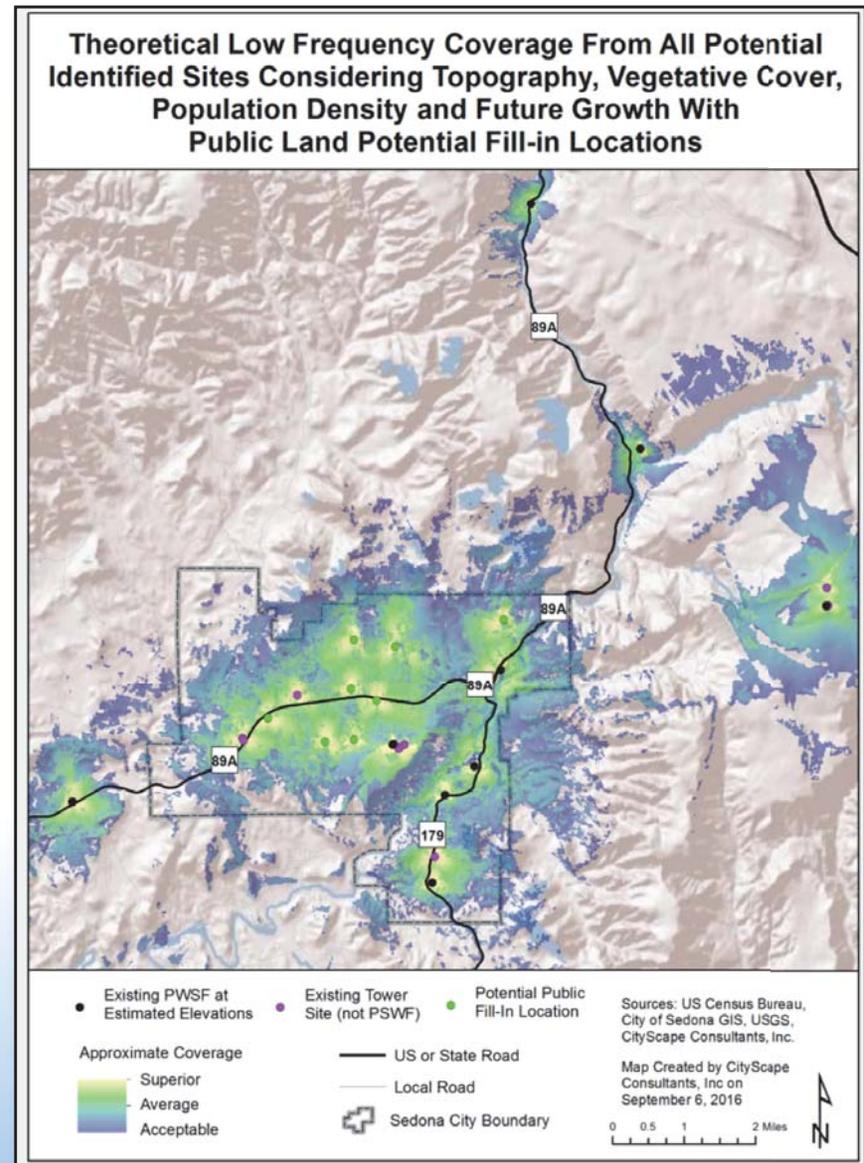
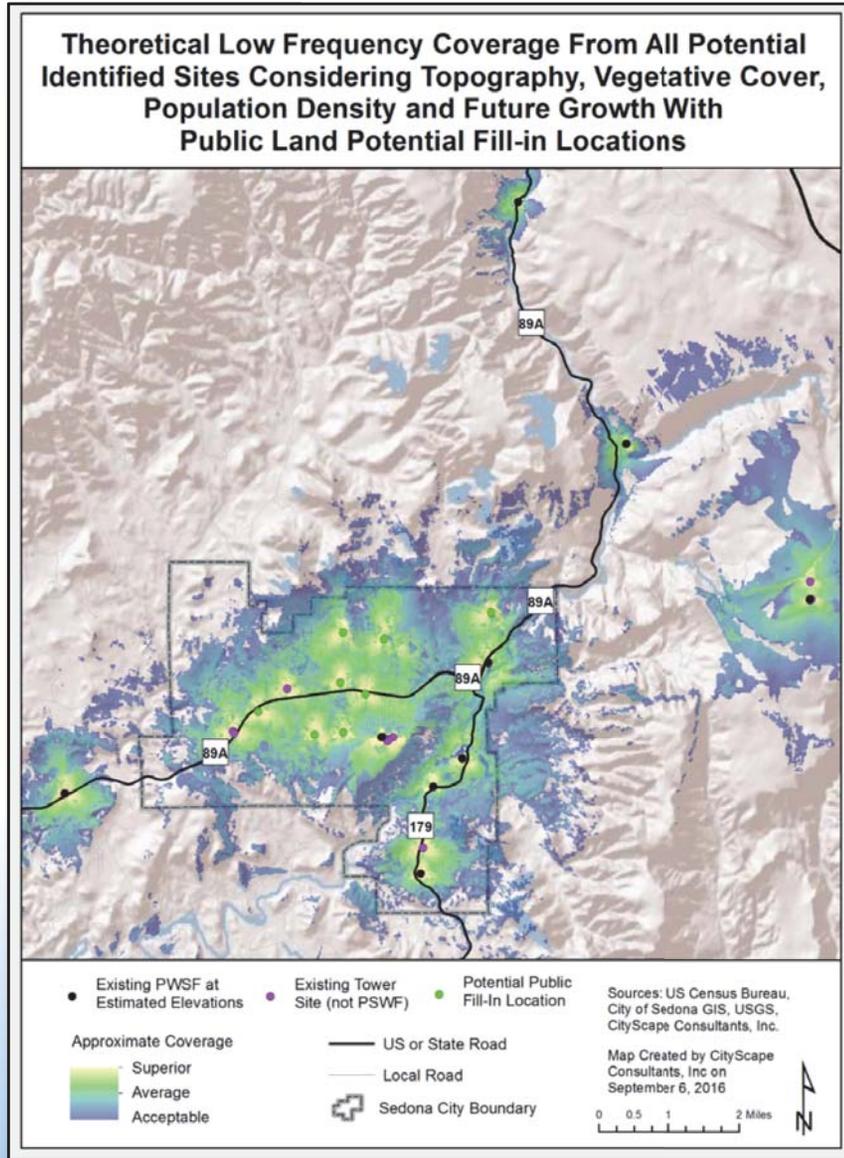


High Frequency Sites

Eight Possible City Owned Fill-in Site Options

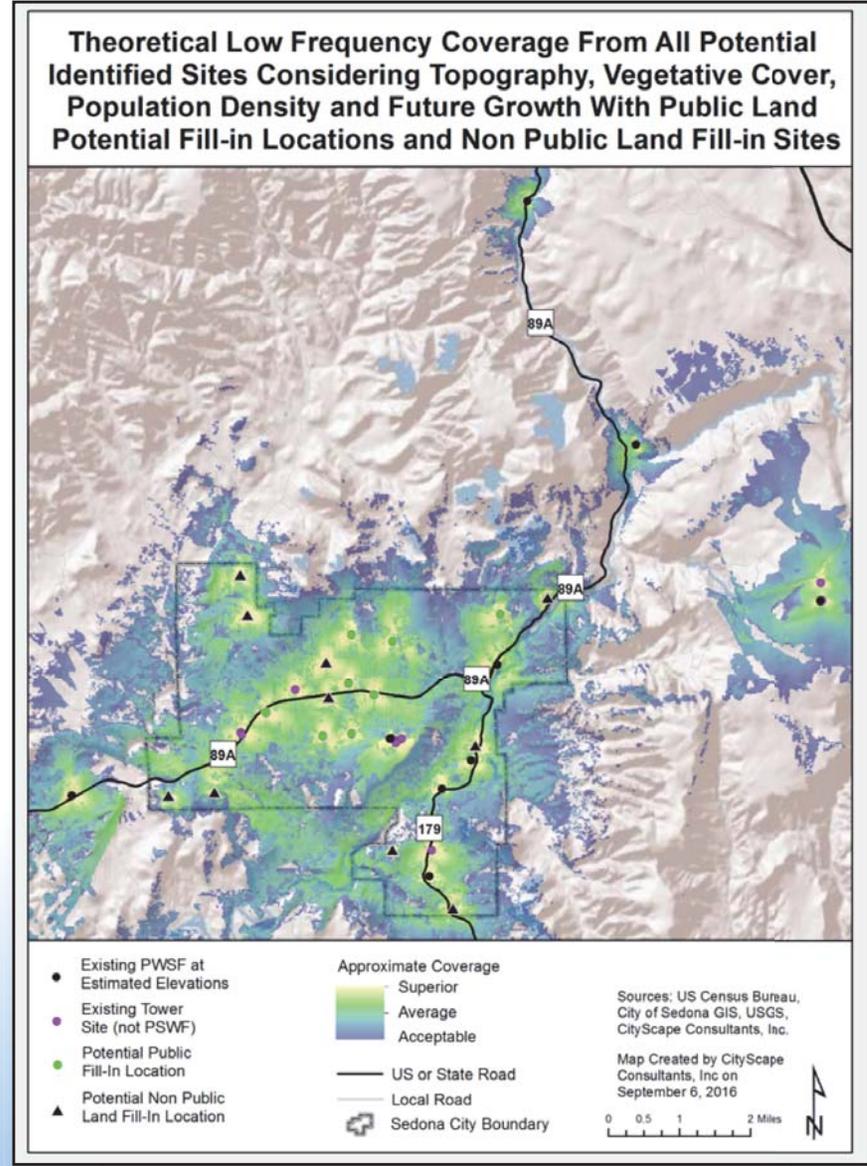
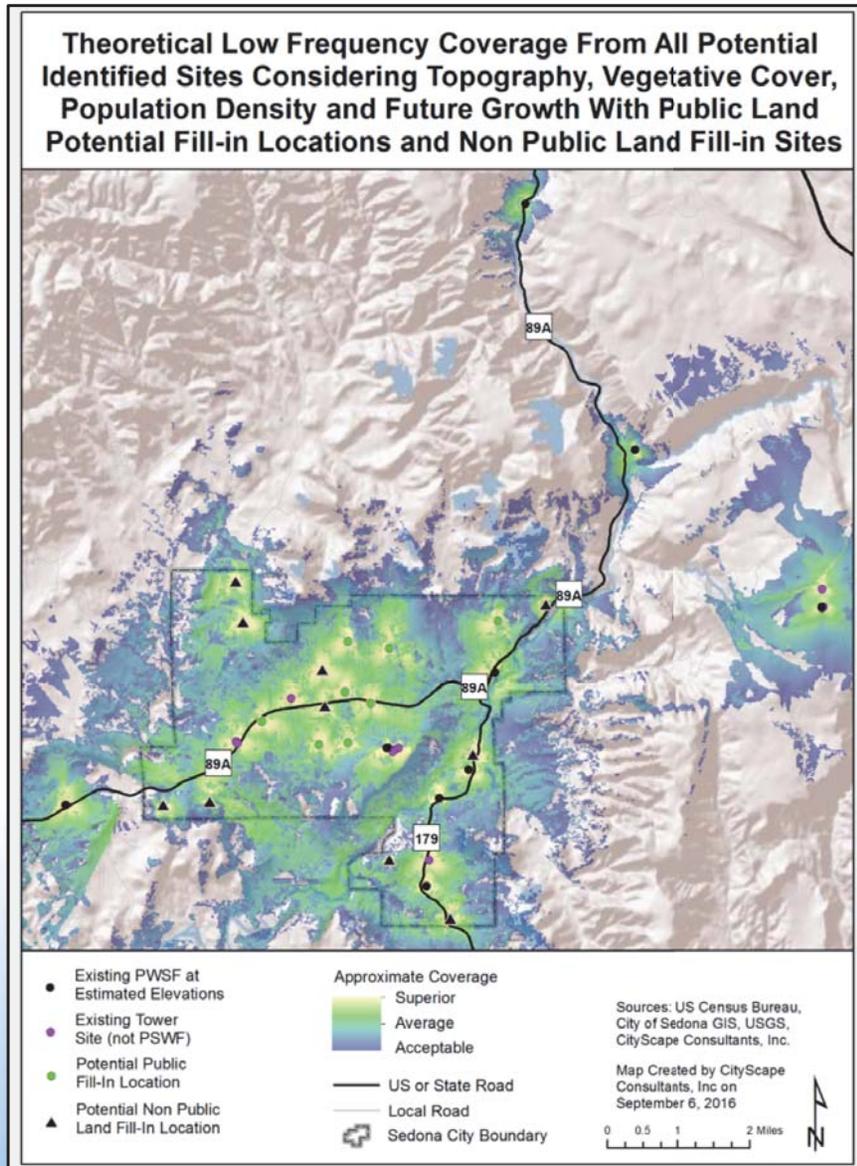


Theoretical Fill-in Sites



8 Sites Proposed on City Property

Theoretical Fill-in Sites



8 Proposed on City Property; 10 On Other Property

Wireless Telecommunications Regulatory Parameters

Federal Statutory, Decisional and
Regulatory Law

Federal Legislation Section 704

47 USC §332(c)(7) (a/k/a Section 704 of the Telecommunications Act of 1996)

- Preserves local zoning authority but requires local government to regulate in a manner that does not
 - unreasonably discriminate among providers of functionally equivalent services
 - prohibit or have the effect of prohibiting the provision of personal wireless services
- Requires local government to make written decisions on siting applications that are based on substantial evidence and not on speculation or because of federally preempted reasons (such as concerns about Radio Frequency (“RF”))

Federal Legislation Section 704

- Must allow for the carriers to deploy their systems
- Must act expeditiously in these requests
- Must treat providers equally by providing equal access to “functionally equivalent services” (Cellular/PCS/Data)
- Local government’s land development standards may not supersede or undermine areas of federal jurisdiction
- Enables Federal Government to use Federal property, rights-of-way and easements for leasing for new telecommunications infrastructure

What Cannot be Regulated



- Requirements for tower lighting and markings are exclusively regulated by the FAA/FCC
- Local government may be able to require dual lighting systems and can require support structures to be lighted as long as they comply with FAA codes

What Cannot Be Regulated

Radio Frequency emissions are exclusively regulated by federal standards

- Ionizing radiation
- Non-ionizing radiation
- World Health Organization and American Cancer Society findings:
 - RF exposure is so low that human and animal health is not affected

Infrastructure Report and Order

Definitions & Clarifications of Federal Law:

- **Transmission Equipment** – Any infrastructure that supports equipment used for all Commission-licensed or authorized wireless transmissions

Further refinement:

- **Wireless Tower** – a structure built for the sole or primary purpose of supporting any commission licensed or authorized antennas and their associated facilities
- **Base Station** – equipment and non-tower supporting structure at a “fixed” location that enable commission licensed or authorized wireless communications between user equipment and a communications network

Infrastructure Report and Order

- Existing wireless towers and base stations that have been approved by a local government agency through a prescribed process for the tower for radio frequency is an “**eligible facility**”
 - Collocations meeting the standards as refined in the Order and/or 6409 are to be approved within a 60 day time frame, excluding any tolling periods for incomplete applications

- If existing wireless tower or base station was built without local review, or wasn't required to have local review, or doesn't have existing equipment that required local review, *no obligation for local authority to approve collocation under Section 6409 or the Order applies*
 - The local government has 90 days (from the 2009 Shot Clock) to decide to approve or deny requested modifications

Examples of Towers and Base Stations



Towers with PWSF



Base Station with PWSF

Section 6409(a)

- A modification substantially changes the physical dimensions of a tower or base station (and therefore falls outside Section 6409 (a) if it meets any one of the following items:
 - For towers outside the public rights-of-way (ROW), it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20', whichever is greater; or
 - For towers in the ROW and all base stations, it increases the height of the tower or base station by more than 10% or 10', whichever is greater;
 - For towers outside the ROW, it protrudes from the edge of the tower by more than 20', or more than the width of the tower structure at the level of the appurtenance, whichever is greater; or

Section 6409(a)

- For towers in the ROW and all base stations, it protrudes from the edge of the structure more than 6'; or
- It involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or
- It entails any excavation or deployment outside the current site of the tower or base station; or
- It would defeat the existing concealment/camouflage elements of the tower or base station; or
- It does not comply with conditions associated with the locality's prior zoning approval of construction or modification of the tower or base station, unless non-compliance is due to an increase in height, increase in width, addition of cabinets or new excavation that does not exceed the corresponding "substantial change" thresholds.

Section 6409(a)

Local government can require compliance with generally applicable building, structural, electrical and safety codes or with other laws codifying objective standards reasonably related to health and safety.

Vertical Height Increase Example



96" to 105"
antenna heights
(average 8'3")

- 20' increase to 170' new height
- 150' original tower height

Section 6409(a)

10% of 150' is 15'

$150' + 15' = 165$

$150' + 20' = 170'$

Tower could increase to maximum of 170'*

Example of Base Station Modification



Area of Base Station with PWSF is the entire rooftop once the base station is approved.

- Cannot require additional concealment if site is an eligible facility.

Section 6409(a)

10% of 30' is 3'

$30' + 10' = 40'$

Base Station could increase to maximum of 40'*

* Still subject to FAA height increase approval

Wireless Telecommunications Zoning Amendment Discussion

Sedona Wireless Communications Facilities Ordinance

First Steps

- Existing Ordinance provides a good base
- Amend existing Ordinance to include new definitions, processes and timelines per 6409(a)
- Development Standards that can still be addressed:
 - Infrastructure Type, Landscaping, Height, Siting Strategies, Setbacks, Location Preferences, Fencing, and Signage
- Concealment solutions for geographical particulars.
- Use of specific City-owned properties
- Change terms “stealth” to “concealed”; “antenna support structure” to “tower” and/or “base station”
- Simplify terms: tower, base station, collocation; concealed and non-concealed to be consistent with 6409(a)
- Revise hierarchy (may include public lands)

Wireless Telecommunications Zoning Amendment Discussion

Infrastructure Type: Survey Results

Non-Concealed Towers



Monopole Self Support:
25 Votes
At Meeting:9 Online:16



Lattice Self Support:
4 Votes
At Meeting:2 Online 2



Guy With Support:
2 Votes
At Meeting:0 Online: 2

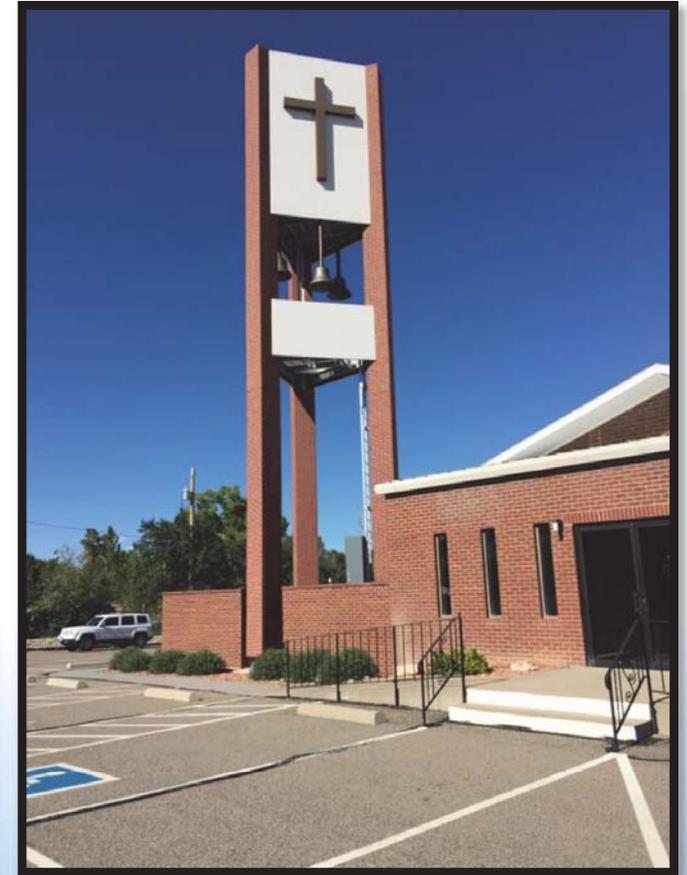
Concealed Freestanding Towers



Flag Pole: 11 Votes
At Meeting:9 Online:2

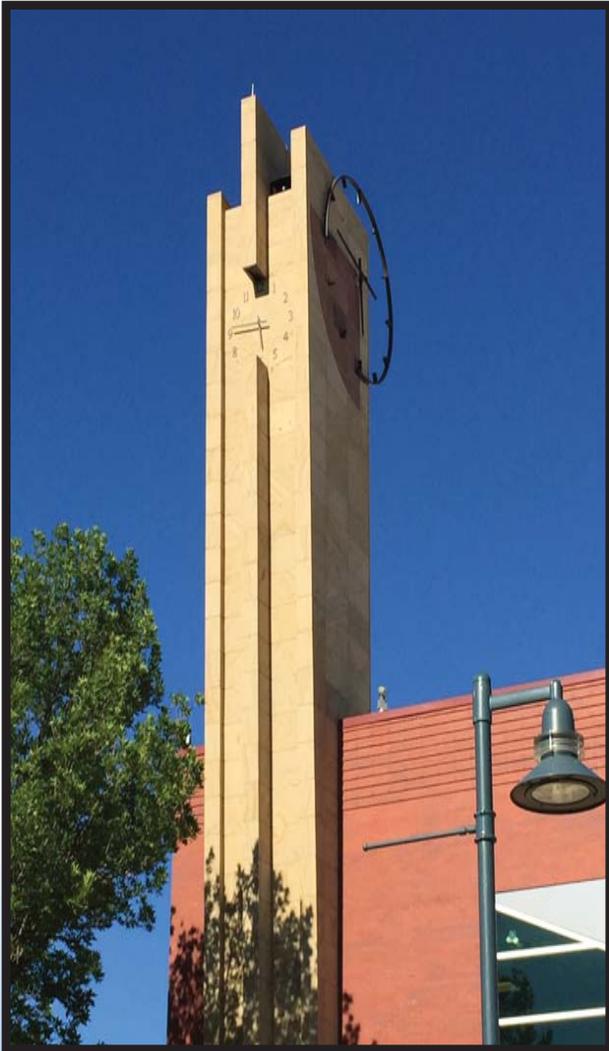


Slick Stick: 9 Votes
At Meeting:7 Online:2



3-Legged Pole:8 Votes
At Meeting:7 Online:8

Concealed Freestanding Towers

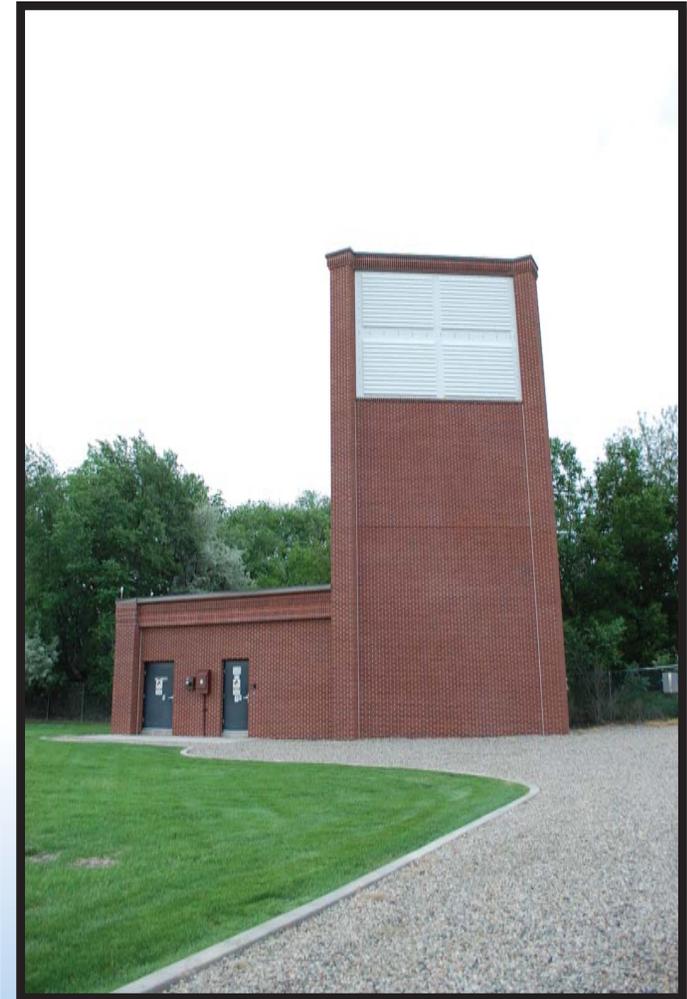


Clock Tower: 12 Votes
At Meeting:6 Online:6

CityScape



Concealed Tower:
11 Votes
At Meeting:8 Online:3



Concealed Tower:
5 Votes
At Meeting:3 Online:2

Concealed Freestanding Towers



Banner Pole: 5 Votes
At Meeting:3 Online:2



Faux Fire Tower:
1 Vote
At Meeting:1 Online:0



Faux Tree: 23 Votes
At Meeting:15 Online:8

Light Stanchions and Painted Freestanding Towers



Light Stanchion: 3 Votes
At Meeting:2 Online:1



Painted/wrapped Pole: 17 Votes
At Meeting:8 Online:9



Painted Pole: 9 Votes
At Meeting:8 Online:1

Other Types of Infrastructure



Additional Pole in Utility
Easement: 6 Votes
At Meeting:4 Online:2



Attachments in Utility
Easement: 8 Votes
At Meeting:7 Online:1



Water Tank: 14 Votes
At Meeting:6 Online:8

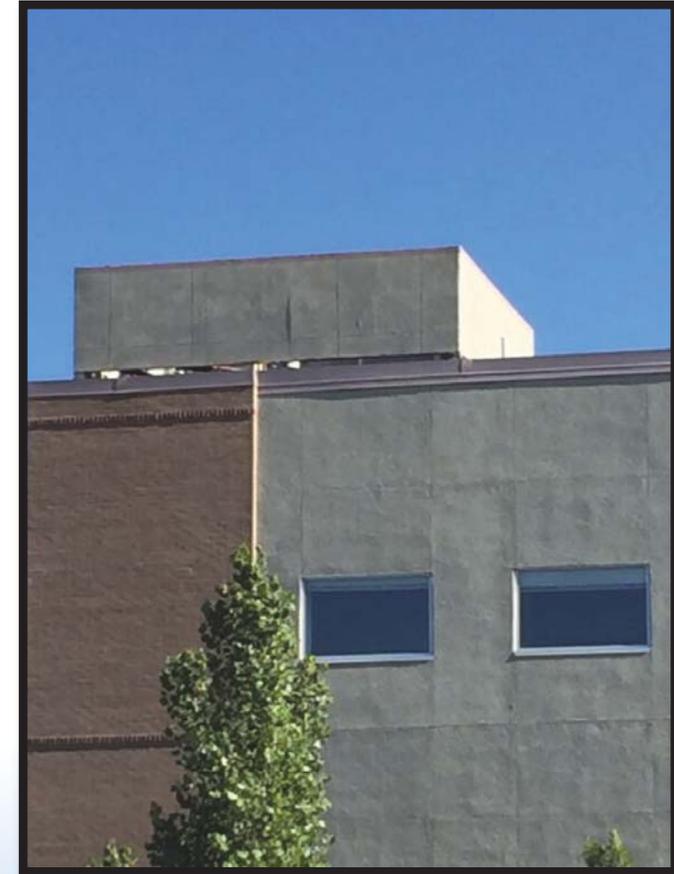
Base Station Attachments



Base Station
Non-Concealed above
Roof: 4 Votes
At Meeting:3 Online:1



Base Station
Non-Concealed below
Roof: 0 Votes
At Meeting:0 Online:0



Base Station
Concealed above Roof:
27 Votes
At Meeting:17 Online:10

Most Votes Overall By Category



Base Station

Concealed above Roof:
27 Votes
At Meeting:17 Online:10



Non Concealed Tower

Monopole:
25 Votes
At Meeting:9 Online:16



Concealed Tower

Faux Tree:
23 Votes
At Meeting:15 Online:8

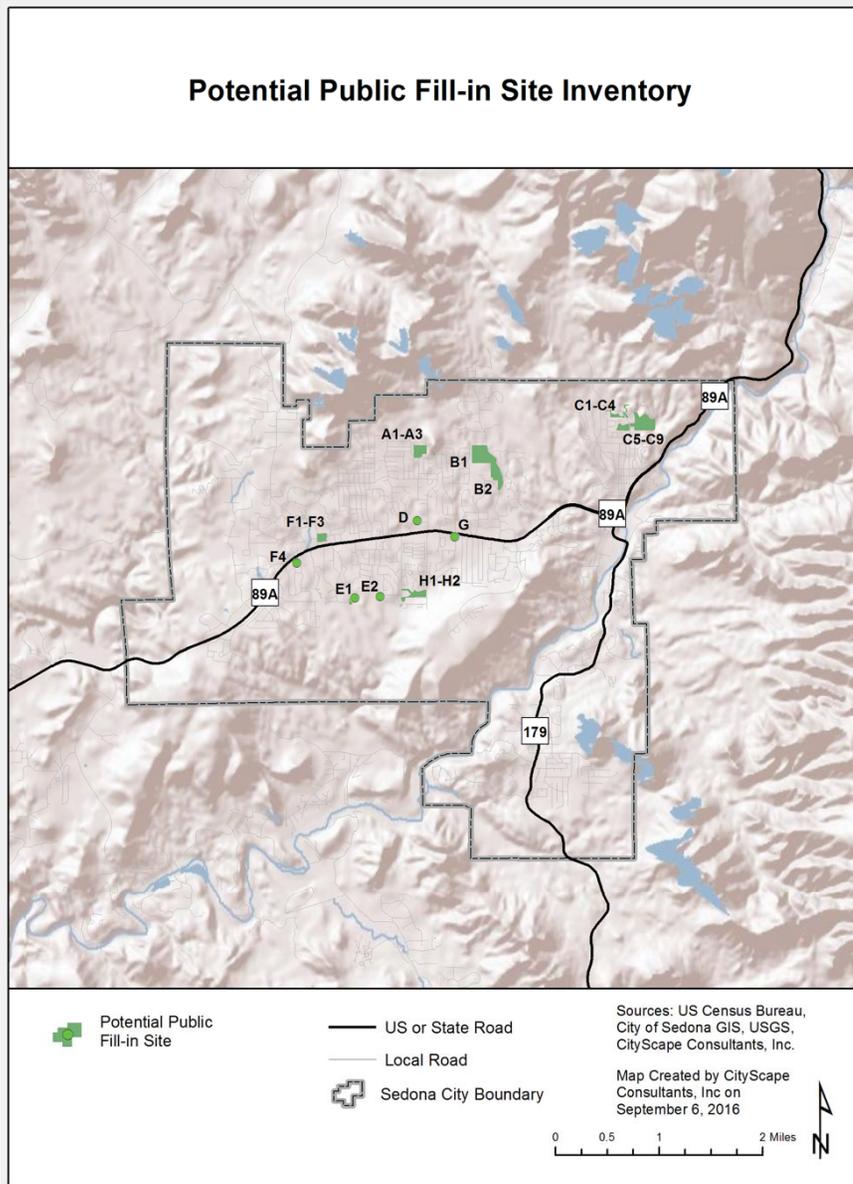
Draft New Hierarchy Discussion

Infrastructure Type	Zoning District
1. Concealed Base Station	Any
2. Collocation	Any
3. Concealed Small Cell	Any
4. Painted Base Station	Certain Districts
5. Replacement Tower	Any
6. Distributed Antenna System	Any
7. Non-concealed Base Station	On Existing Pole in Utility Easement Only
8. Concealed Freestanding	Any
9. Non-concealed Small Cell	Certain Districts
10. Non-concealed Tower	Certain Districts
a. Monopole	Certain Districts
b. Lattice	Certain Districts
c. Guyed	Certain Districts

Draft New Hierarchy Discussion

Infrastructure Type	Zoning District
1. Concealed Base Station	
a. On Publicly-owned Structures	All Districts or Certain Districts
b. On Other Structures	All Districts or Certain Districts
2. Collocation	All Districts
3. Concealed Small Cell	
a. On Publicly-owned Land	All Districts or Certain Districts
b. On Other Lands	All Districts or Certain Districts

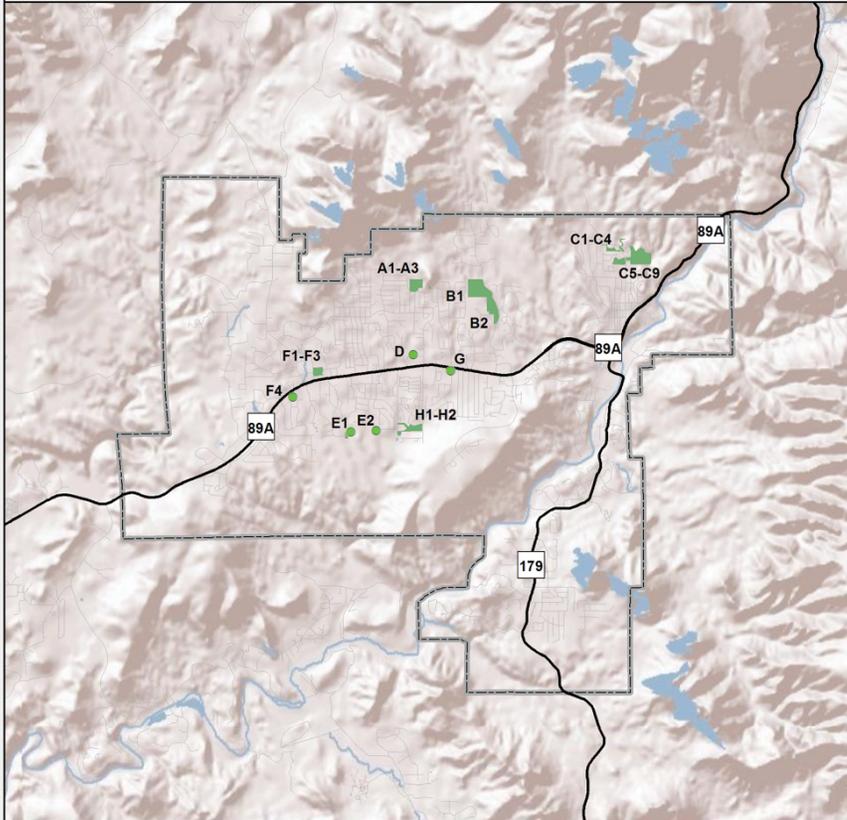
8 Potential City-Owned Land Fill-In



MAP ID	ADDRESS	Pick 1 Site Per Letter
A1	2070 BUENA VISTA DRIVE	
A2	2050 BUENA VISTA DRIVE	
A3	175 STATIONS WEST DRIVE	
B1	950 SOLDIERS PASS ROAD	
B2	950 SOLDIERS PASS ROAD	
C1	OS W PARK RIDGE DRIVE	
C2	OS W PARK RIDGE DRIVE	
C3	OS W PARK RIDGE DRIVE	
C4	TBD JORDAN ROAD	
C5	780 JORDAN ROAD	
C6	735 JORDAN ROAD	
C7	735 JORDAN ROAD	
C8	780 JORDAN ROAD	
C9	780 JORDAN ROAD	
D	2070 CONTRACTORS ROAD	
E1	700 EL CAMINO ROAD	
E2	2475 STANLEY STEAMER DRIVE	

8 Potential City-Owned Land Fill-In

Potential Public Fill-in Site Inventory



 Potential Public Fill-in Site

 US or State Road

 Local Road

 Sedona City Boundary

Sources: US Census Bureau, City of Sedona GIS, USGS, CityScape Consultants, Inc.

Map Created by CityScape Consultants, Inc on September 6, 2016

0 0.5 1 2 Miles



MAP ID	ADDRESS	Pick 1 Site Per Letter
F1	50 SINAGUA DRIVE	
F2	55 SINAGUA DRIVE	
F3	102 ROADRUNNER DRIVE	
F4	10 PINON DRIVE	
G	25 NORTHVIEW ROAD	
H1	655 SUNSET DRIVE	
H2	2260 SHELBY DRIVE	

Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



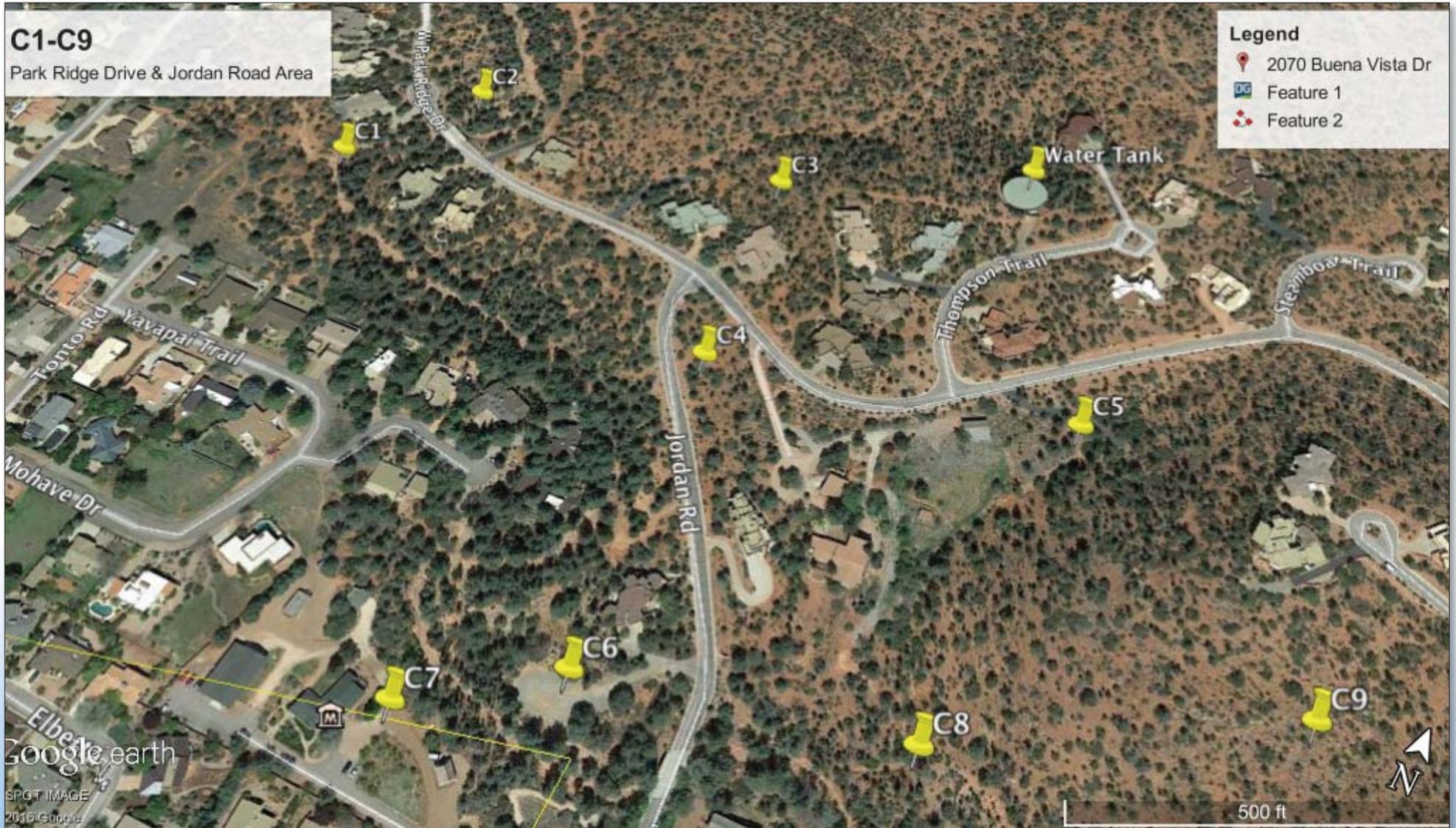
Inventory Draft Recommendations



Inventory Draft Recommendations B1 & B2



Inventory Draft Recommendations



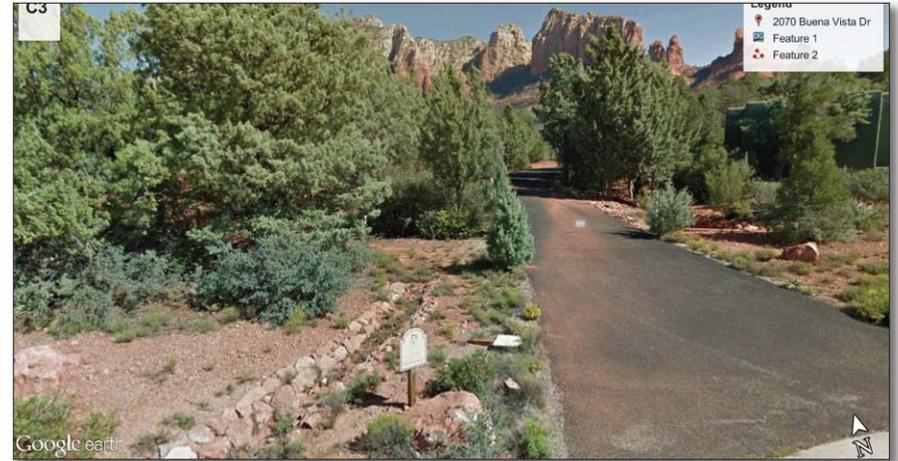
Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



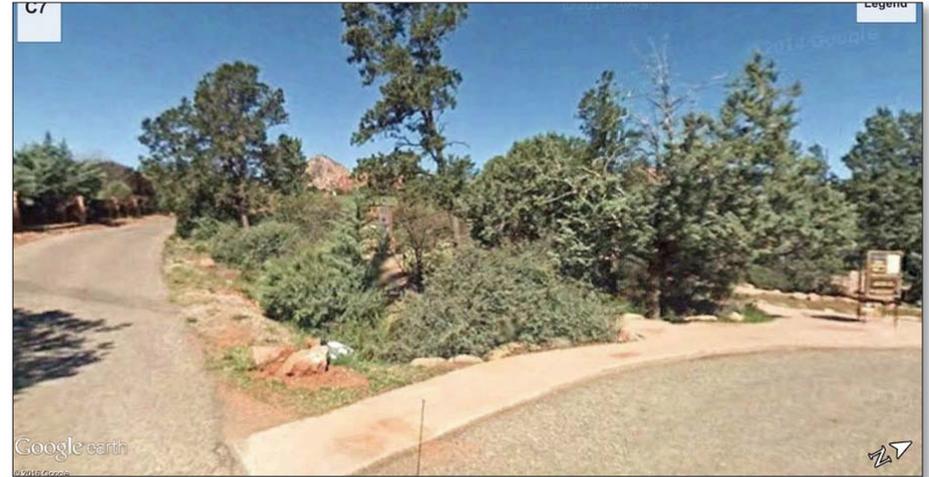
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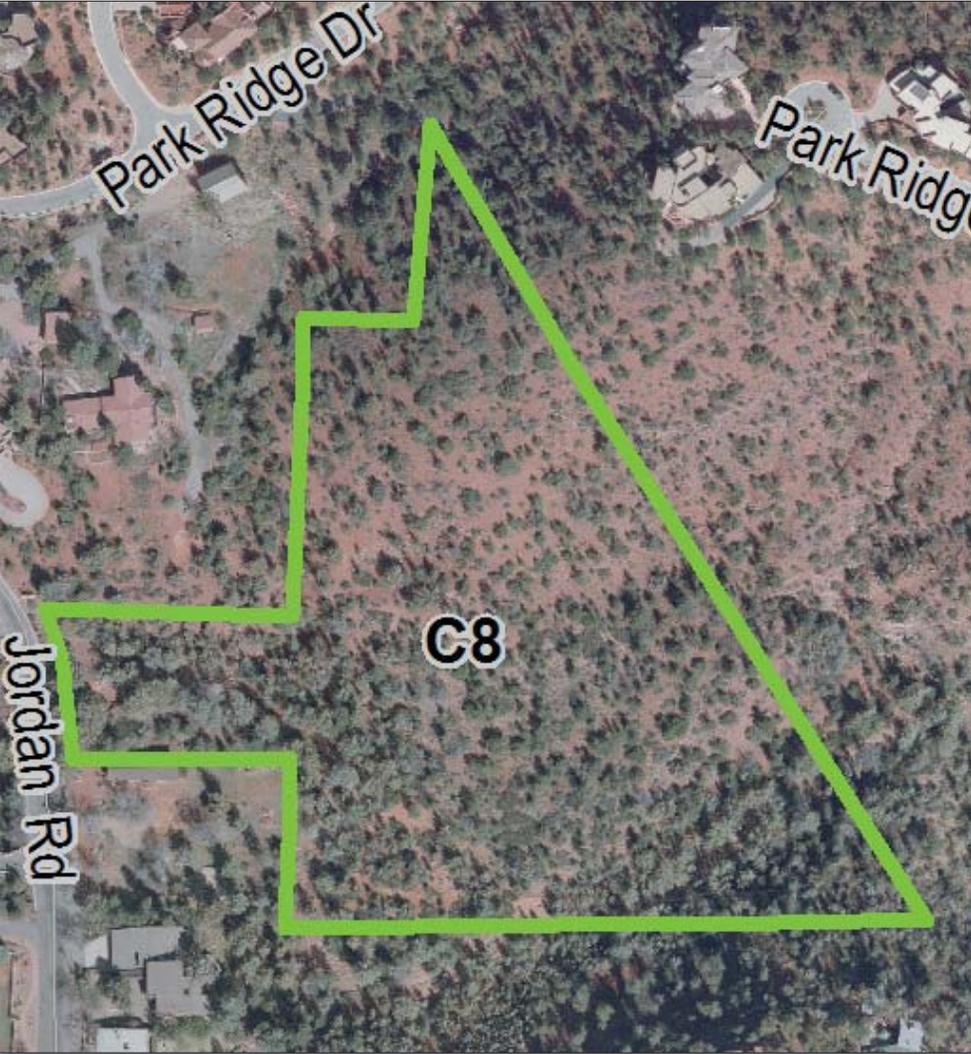
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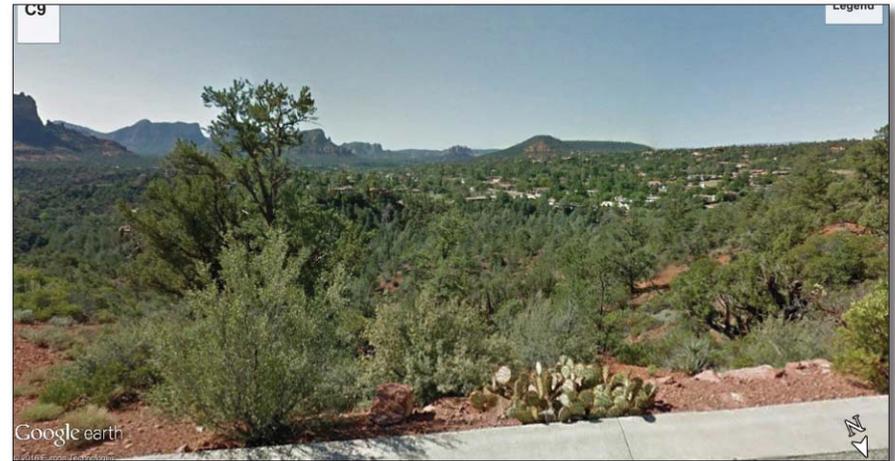
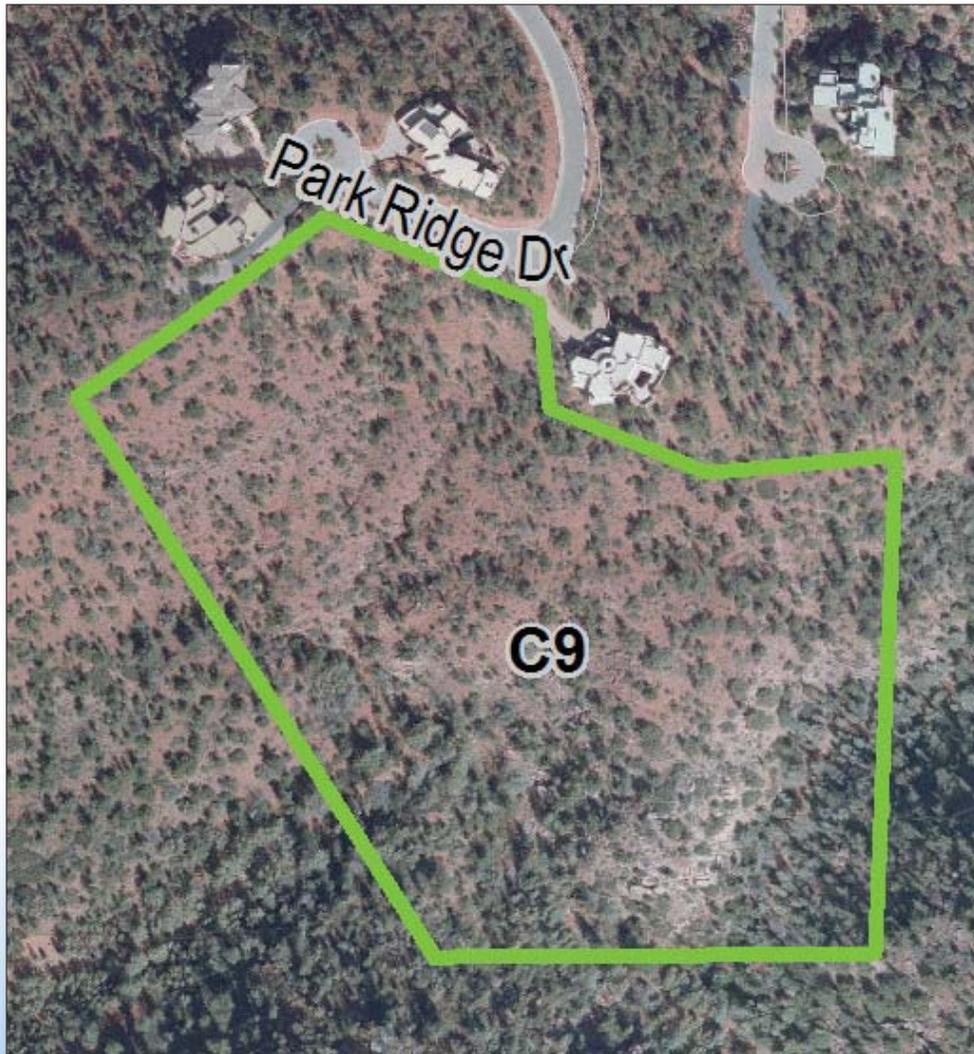
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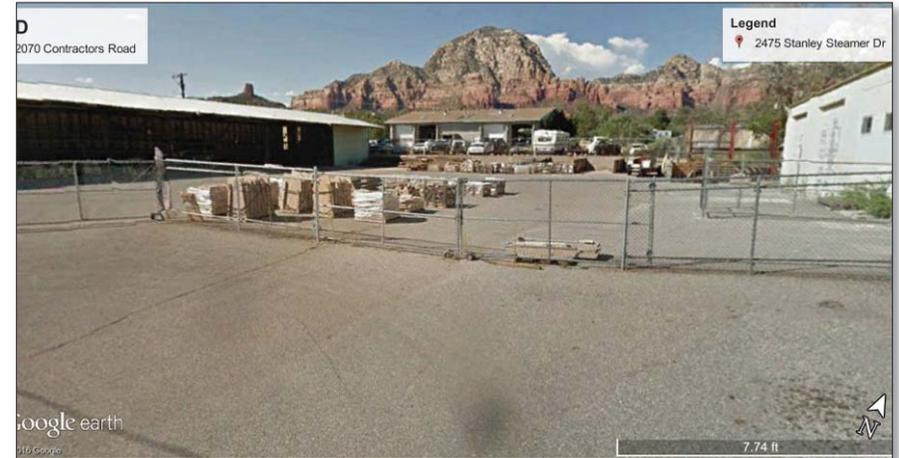
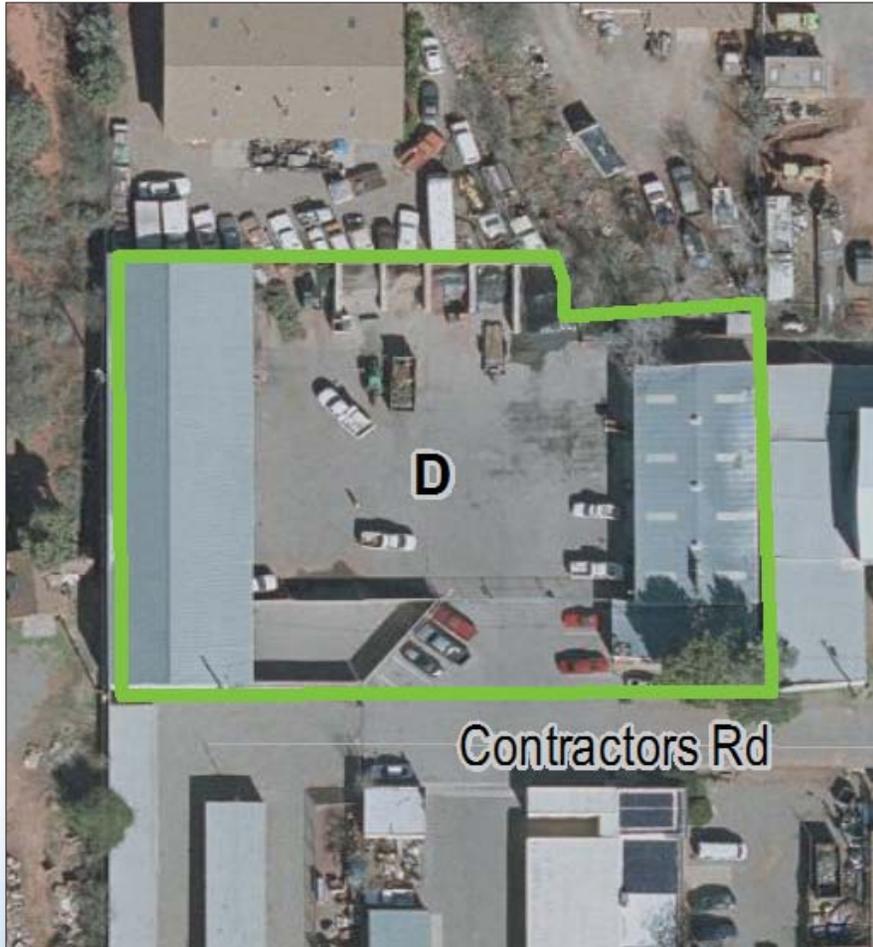
Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



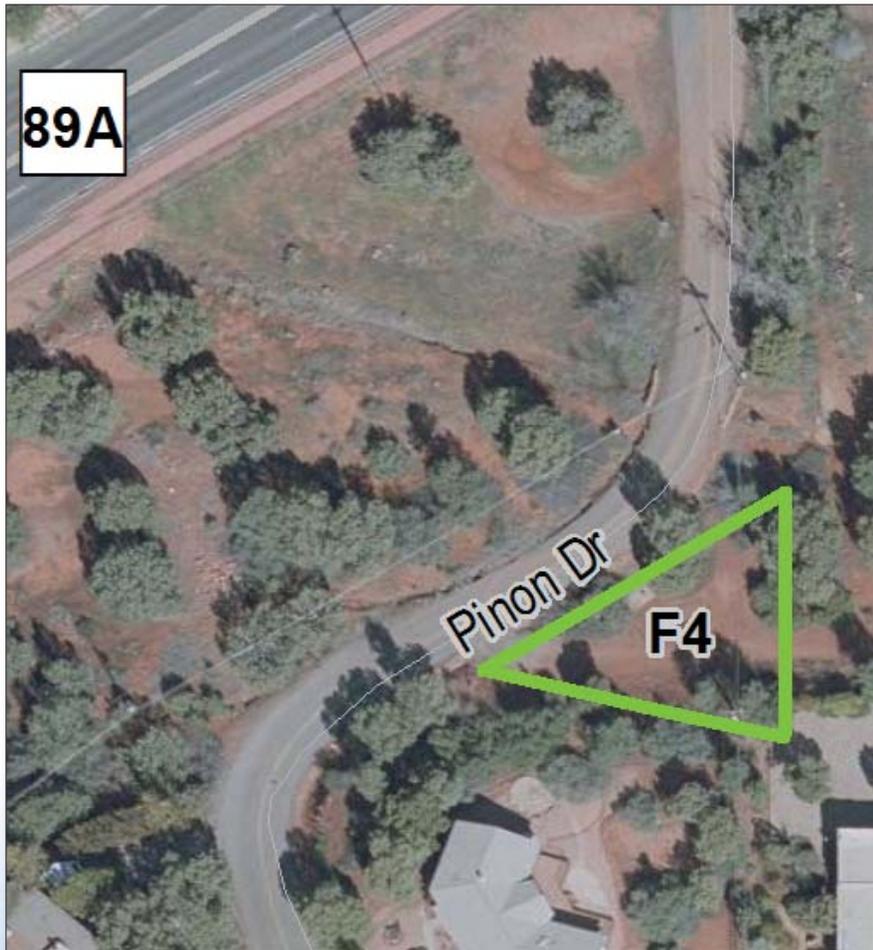
Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



Inventory Draft Recommendations



8 Potential City-Owned Land Fill-In

MAP ID	ADDRESS	Pick 1 Site Per Letter	Recommendation
A1	2070 BUENA VISTA DRIVE		
A2	2050 BUENA VISTA DRIVE		
A3	175 STATIONS WEST DRIVE		
B1	950 SOLDIERS PASS ROAD		
B2	950 SOLDIERS PASS ROAD		
C1	OS W PARK RIDGE DRIVE		
C2	OS W PARK RIDGE DRIVE		
C3	OS W PARK RIDGE DRIVE		
C4	TBD JORDAN ROAD		
C5	780 JORDAN ROAD		
C6	735 JORDAN ROAD		
C7	735 JORDAN ROAD		
C8	780 JORDAN ROAD		
C9	780 JORDAN ROAD		
D	2070 CONTRACTORS ROAD		
E1	700 EL CAMINO ROAD		
E2	2475 STANLEY STEAMER DRIVE		

8 Potential City-Owned Land Fill-In

MAP ID	ADDRESS	Pick 1 Site Per Letter	Recommendation
F1	50 SINAGUA DRIVE		
F2	55 SINAGUA DRIVE		
F3	102 ROADRUNNER DRIVE		
F4	10 PINON DRIVE		
G	25 NORTHVIEW ROAD		
H1	655 SUNSET DRIVE		
H2	2260 SHELBY DRIVE		

Wireless Telecommunications Master Plan

Questions and Open Discussion

Wireless Telecommunications Master Plan

Thank you!

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Sedona, Arizona

Wireless Telecommunications Master Plan Inventory Pages

Inventory of Existing Infrastructure

Transmission Equipment

Procedure

CityScape conducted an assessment of the existing antenna locations throughout Sedona by driving to all locations. Data for the assessments was obtained from a number of sources including actual permits obtained from the City for wireless infrastructure, research of FCC registered site locations, direct information from existing wireless service providers and tower owners active in the City, the City GIS, and through actual site visits to each location.

Structural evaluation

Based on a visual inspection of antenna arrays already on existing antenna support structures, CityScape made an evaluation as to whether each support structure is likely to physically accommodate more antennas. The number of estimated colocations is referenced as future antenna colocation possibilities. The suggested colocation is based on visual observations only. In this consideration, adding antennas equates to adding other wireless antenna platform(s) consisting of several antennas and associated coaxial cable. Prior to mounting new antennas and related equipment, the structure must be examined and analyzed by a structural engineer for its ability to support the proposed addition(s).

Categorization

The criteria used to choose the sites is specific to the definitions as defined by the October 2014 Federal Communications Commission (FCC) Report and Order on Improving Wireless Siting Policies.

The definition of “tower” includes any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities. Types of towers include monopoles, lattice and guyed towers used for personal wireless service facilities (PWSF) such as Verizon, AT&T, etc. microwave, emergency services and/or broadcast.

The definition of “base station” is the equipment and non-tower supporting structure at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. For example an antenna attached onto a rooftop or water tank is a base station.

The sites are then categorized as either “eligible” or “non-eligible”. Eligible means the tower was approved via a local approval process. However, if a tower or base station was constructed or deployed without an approval process and was not required to undergo siting review or received another form of affirmative State or local regulatory approval it is categorized as non-eligible. The sites in the inventory are further categorized as personal wireless service facility “PWSF”.

SITE 1: BASE STATION WITH PWSF				
PROPERTY OWNER:	Orchards NewCo, LLC		ELIGIBLE:	Yes
FACILITY OWNER:	T-Mobile		LATITUDE:	34.86942 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID: T-Mobile	LONGITUDE:	-111.760257 W
SITE ADDRESS:	254 N SR 89A		ZONING:	PD
SITE NAME:	L'Auberge Resort			
TYPE:	Attached Antenna			
HEIGHT:	30'			
ANTENNA TYPES:	PWSF			
SERVICE PROVIDER:	T-Mobile			
POTENTIAL COLLOCATIONS:	Yes			
PARCEL ID:	401-12-001A			
COMMENTS:	Multiple service providers could use the same rooftop.			

SITE 2: TOWER WITH PWSF				
PROPERTY OWNER	Sedona-Oak Creek Fire District		ELIGIBLE:	Yes
FACILITY OWNER:	Sedona Fire District Station 4		LATITUDE:	34.868222 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.76329 W
SITE ADDRESS:	431 Forest Road		ZONING:	C-1
SITE NAME:				
TYPE:	Lattice			
HEIGHT:	85'			
ANTENNA TYPES:	PWSF; Microwave			
SERVICE PROVIDERS:	Alamosa PCS, AT&T, Verizon			
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:	401-17-019N			
COMMENTS:	Tower is full and likely needs more height for collocations.			

SITE 3: TOWER WITH NO PWSF				
PROPERTY OWNER:	Sedona Red Rock Fire District		ELIGIBLE:	?
FACILITY OWNER:	Sedona Fire District Station 1		LATITUDE:	34.864106 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.81034 W
SITE ADDRESS:	2855 Hopi Drive		ZONING:	C-2
SITE NAME:			 	
TYPE:	Lattice			
HEIGHT:				
ANTENNA TYPES:	Public Safety; Microwave			
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:	Maybe			
PARCEL ID:	408-24-351A			
COMMENTS:	Tower height increase would necessary for collocations.			

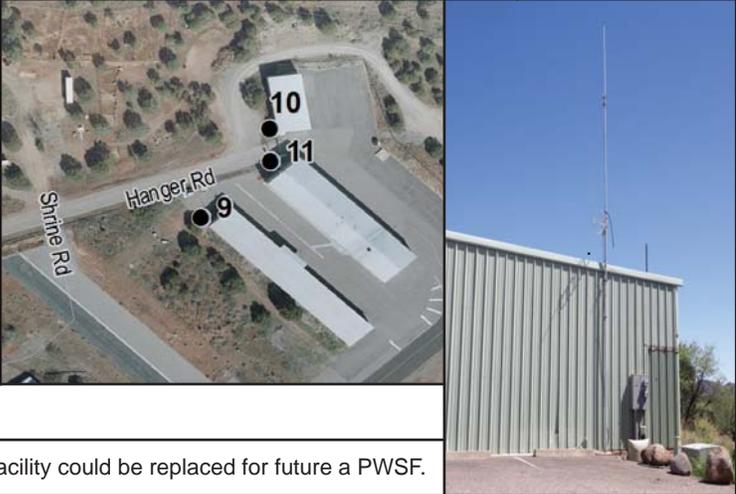
SITE 4: TOWER WITH NO PWSF				
PROPERTY OWNER:	Northern Arizona Healthcare Corporation		ELIGIBLE:	?
FACILITY OWNER:	Tabback Broadcasting Company		LATITUDE:	34.855436 N
IDENTIFICATION:	ASR: 1003530	FACILITY OWNER ID:	LONGITUDE:	-111.8238 W
SITE ADDRESS:	60 Bristlecone Pines Road		ZONING:	PD
SITE NAME:			 	
TYPE:	Guyed			
HEIGHT:	187'			
ANTENNA TYPES:	Broadcast Radio			
SERVICE PROVIDER:	AM 780 KAZM			
POTENTIAL COLLOCATIONS:	Yes			
PARCEL ID:	408-11-177Q			
COMMENTS:	FCC ASR is not posted at tower facility.			

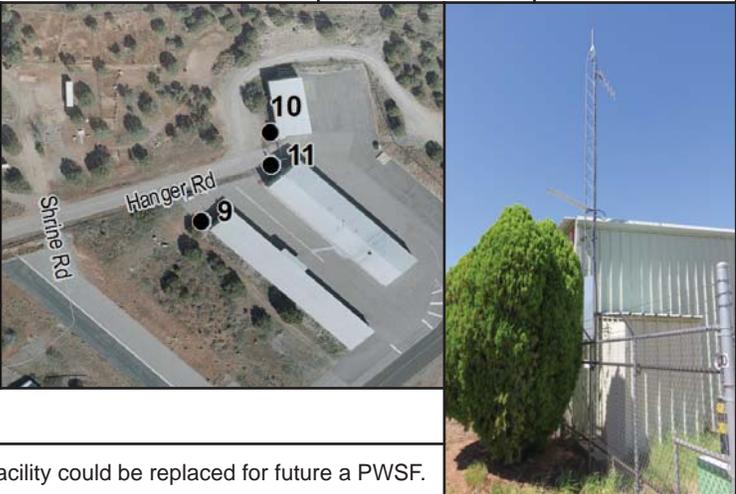
SITE 5: TOWER WITH NO PWSF				
PROPERTY OWNER:	Northern Arizona Healthcare Corporation		ELIGIBLE:	?
FACILITY OWNER:	Tabback Braodcasting Company		LATITUDE:	34.855037 N
IDENTIFICATION:	ASR: 1003531	FACILITY OWNER ID:	LONGITUDE:	-111.82349 W
SITE ADDRESS:	60 Bristlecone Pines Road		ZONING:	PD
SITE NAME:				
TYPE:	Guyed			
HEIGHT:	187'			
ANTENNA TYPES:	Broadcast Radio			
SERVICE PROVIDER:	AM 780 KAZM			
POTENTIAL COLLOCATIONS:	Yes			
PARCEL ID:	408-11-177Q			
COMMENTS:	FCC ASR is not posted at tower facility.			

SITE 6: TOWER WITH PWSF				
PROPERTY OWNER:	Yavapai County		ELIGIBLE:	?
FACILITY OWNER:	Crown Castle International		LATITUDE:	34.854108 N
IDENTIFICATION:	ASR: 1033331	FACILITY OWNER ID: 807412	LONGITUDE:	-111.78691 W
SITE ADDRESS:	Airport Road		ZONING:	CF
SITE NAME:	Sedona Airport			
TYPE:	Monopole			
HEIGHT:	86'			
ANTENNA TYPES:	PWSF			
SERVICE PROVIDER:	Nextel, Verizon			
POTENTIAL COLLOCATIONS:	Maybe			
PARCEL ID:	408-27-001A			
COMMENTS:	Other tenants appear to be on tower but no other signage on site.			

SITE 7: TOWER WITH NO PWSF				
PROPERTY OWNER:	Yavapai County		ELIGIBLE:	?
FACILITY OWNER:	Sedona Fire & EMS?		LATITUDE:	34.854153 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.78673 W
SITE ADDRESS:	Airport Road		ZONING:	CF
SITE NAME:	Sedona			
TYPE:	Lattice			
HEIGHT:				
ANTENNA TYPES:	Microwave, 2-Way			
SERVICE PROVIDER:	Public Safety?			
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:	408-27-001A			
COMMENTS:	Does this site have an FAA registration number? The other two towers in this cluster do and this tower does not have an FAA number posted on the facility.			

SITE 8: TOWER WITH PWSF				
PROPERTY OWNER:	Yavapai County		ELIGIBLE:	
FACILITY OWNER:	American Tower Company		LATITUDE:	34.854164 N
IDENTIFICATION:	ASR: 1211976	FACILITY OWNER ID: 40103	LONGITUDE:	-111.78653 W
SITE ADDRESS:	Airport Road		ZONING:	CF
SITE NAME:	Sedona Airport			
TYPE:	Monopole			
HEIGHT:	71'			
ANTENNA TYPES:	PWSF			
SERVICE PROVIDER:	AT&T; Sprint			
POTENTIAL COLLOCATIONS:	Maybe			
PARCEL ID:	408-27-001A			
COMMENTS:	Tower information is provided on site.			

SITE 9: BASE STATION WITH NO PWSF				
PROPERTY OWNER:	Yavapai County		ELIGIBLE:	?
FACILITY OWNER:			LATITUDE:	34.853308 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.78545 W
SITE ADDRESS:	Airport Road		ZONING:	CF
SITE NAME:				
TYPE:	Attached Lattice Tower			
HEIGHT:	30'			
ANTENNA TYPES:	2-Way?			
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:	408-27-001A			
COMMENTS:	No signage at site. Facility could be replaced for future a PWSF.			

SITE 10: BASE STATION WITH NO PWSF				
PROPERTY OWNER:	Yavapai County		ELIGIBLE:	?
FACILITY OWNER:			LATITUDE:	34.853699 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.78515 W
SITE ADDRESS:	Airport Road		ZONING:	CF
SITE NAME:				
TYPE:	Attached Lattice Tower			
HEIGHT:				
ANTENNA TYPES:	2-Way?			
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:	408-27-001A			
COMMENTS:	No signage at site. Facility could be replaced for future a PWSF.			

SITE 11: TOWER WITH NO PWSF				
PROPERTY OWNER:	Yavapai County		ELIGIBLE:	?
FACILITY OWNER:			LATITUDE:	34.853555 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.78515 W
SITE ADDRESS:	Airport Road		ZONING:	CF
SITE NAME:				
TYPE:	Attached Lattice Towers			
HEIGHT:				
ANTENNA TYPES:	2-Way?			
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:	408-27-001A			
COMMENTS:	No signage at site. Facility could be replaced for future a PWSF.			

SITE 12: TOWER WITH NO PWSF				
PROPERTY OWNER:	Yavapai County		ELIGIBLE:	?
FACILITY OWNER:			LATITUDE:	34.854074 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.78398 W
SITE ADDRESS:	Airport Road		ZONING:	CF
SITE NAME:				
TYPE:	Lattice			
HEIGHT:				
ANTENNA TYPES:	2-Way?			
SERVICE PROVIDERS:				
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:	408-27-001A			
COMMENTS:	No signage at site. Facility would need to be replaced for future a PWSF subject to FAA approval.			

SITE 13: TOWER WITH PWSF				
PROPERTY OWNER:	Church of the Red Rocks		ELIGIBLE:	Yes
FACILITY OWNER:	Crown Castle International		LATITUDE:	34.849647 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID: 855978	LONGITUDE:	-111.7668 W
SITE ADDRESS:	54 Bowstring Drive		ZONING:	RS-18b
SITE NAME:	Church of the Red Rocks			
TYPE:	Dual Purpose Concealed			
HEIGHT:	27'			
ANTENNA TYPES:	PWSF			
SERVICE PROVIDER:	AT&T			
POTENTIAL COLLOCATIONS:	Maybe			
PARCEL ID:	401-25-037C			
COMMENTS:	Nice site, well marked and good example of dual purpose pole.			

SITE 14: BASE STATION WITH PWSF				
PROPERTY OWNER:	Poco Diablo Resort, LLC		ELIGIBLE:	Yes
FACILITY OWNER:			LATITUDE:	34.843891 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.77402 W
SITE ADDRESS:	1752 SR 179		ZONING:	RC
SITE NAME:				
TYPE:	Attached Antenna			
HEIGHT:	30'			
ANTENNA TYPES:	PWSF			
SERVICE PROVIDER:	Verizon?			
POTENTIAL COLLOCATIONS:	Yes			
PARCEL ID:	401-30-004A			
COMMENTS:	Multiple tenants could go on rooftop.			

SITE 15: BASE STATION WITH NO PWSF					
PROPERTY OWNER:	Sedona Fire District		ELIGIBLE:	?	
FACILITY OWNER:	Sedona Fire District Station 6		LATITUDE:	34.831397 N	
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.77653 W	
SITE ADDRESS:	2675 SR 179		ZONING:	RS-10b	
SITE NAME:					
TYPE:	Base Station				
HEIGHT:					
ANTENNA TYPES:	2-Way?				
SERVICE PROVIDER:	Public Safety				
POTENTIAL COLLOCATIONS:	Maybe				
PARCEL ID:	401-34-001J				
COMMENTS:					

SITE 16: FACILITY WITH PWSF NEED TO REASSESSED					
PROPERTY OWNER:	Sedona United Methodist Church		ELIGIBLE:	Yes	
FACILITY OWNER:			LATITUDE:	34.826116 N	
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.77714 W	
SITE ADDRESS:	110 Indian Cliffs Road		ZONING:	RS-10b	
SITE NAME:					
TYPE:	Concealed				
HEIGHT:					
ANTENNA TYPES:	PWSF				
SERVICE PROVIDER:					
POTENTIAL COLLOCATIONS:	Yes				
PARCEL ID:	401-34-011Z				
COMMENTS:	Insite locational photo will be replaced after reassessment.				

SITE 17: TOWER WITH PWSF IN COUNTY ?				
PROPERTY OWNER:	Junipine Resport		ELIGIBLE::	?
FACILITY OWNER:	?		LATITUDE:	34.964138 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.75264 W
SITE ADDRESS:	10362 Arizona 89A		ZONING:	
SITE NAME:			 	
TYPE:	Monopole			
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:	Verizon?			
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:				
COMMENTS:	No signage. Tower would need to be taller for collocations.			

SITE 18: TOWER WITH PWSF IN COUNTY				
PROPERTY OWNER:	Oak Creek Utility?		ELIGIBLE:	Yes
FACILITY OWNER:			LATITUDE:	34.914357 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.7258 W
SITE ADDRESS:	1091 Julie Lane, Oak Creek		ZONING:	
SITE NAME:			 	
TYPE:	Monopole			
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:	Verizon			
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:				
COMMENTS:				

SITE 19: TOWER NEEDS ASSESSING IN COUNTY				
PROPERTY OWNER:			ELIGIBLE:	
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:			ZONING:	
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:				
COMMENTS:				

SITE 20: TOWER NEEDS ASSESSING IN COUNTY				
PROPERTY OWNER:			ELIGIBLE:	
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:			ZONING:	
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDERS:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:				
COMMENTS:				

SITE 21: TOWER NEEDS ASSESSING IN COUNTY				
PROPERTY OWNER:			ELIGIBLE:	
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:			ZONING:	
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:				
COMMENTS:				

SITE 22: TOWER NEEDS ASSESSING IN COUNTY				
PROPERTY OWNER:			ELIGIBLE:	
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:			ZONING:	
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:				
COMMENTS:				

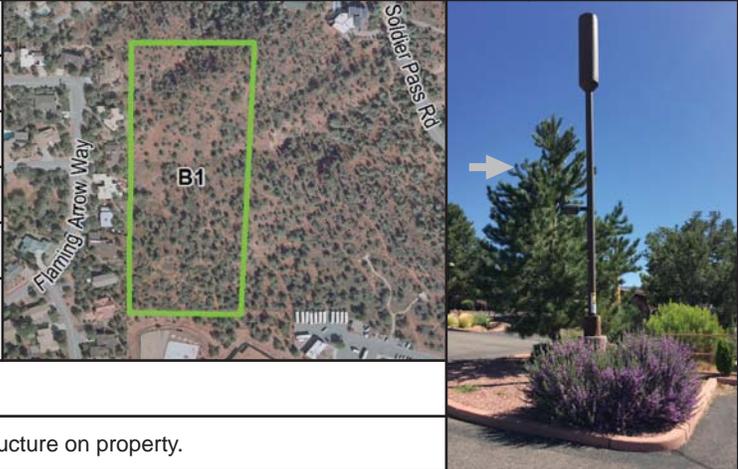
SITE 23: TOWER WITH PWSF IN COUNTY				
PROPERTY OWNER:	Sedona Pines Resort		ELIGIBLE:	Likely
FACILITY OWNER:			LATITUDE:	34.842627 N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	-111.86569 W
SITE ADDRESS:	6701 W Hwy 89A		ZONING:	
SITE NAME:				
TYPE:	Concealed Flag Pole			
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:	Alamosa PCS; Sprint			
POTENTIAL COLLOCATIONS:	Yes			
PARCEL ID:				
COMMENTS:	Tower is outside the City so minimal information is available.			

SITE: INTENTIONALLY LEFT BLANK				
PROPERTY OWNER:			ELIGIBLE:	
FACILITY OWNER:			LATITUDE:	
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	
SITE ADDRESS:			ZONING:	
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDERS:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:				
COMMENTS:				

SITE A1: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	8.380
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	2070 Buena Vista Drive		ZONING:	
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDERS:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-24-117F			
COMMENTS:	Possible type infrastructure on property.			

SITE A2: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.406
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	2050 Buena Vista Drive		ZONING:	RS-10a
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-24-117C			
COMMENTS:	Possible type infrastructure on property.			

SITE A3: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.246
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	175 Stations West Drive		ZONING:	RS-10a
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-05-049A			
COMMENTS:	Possible type infrastructure on property.			

SITE B1: POTENTIAL PUBLIC LAND LOCATON				
PROPERTY OWNER:	City of Sedona		ACREAGE:	6.784
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:			ZONING:	CF
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-25-340			
COMMENTS:	Possible type infrastructure on property.			

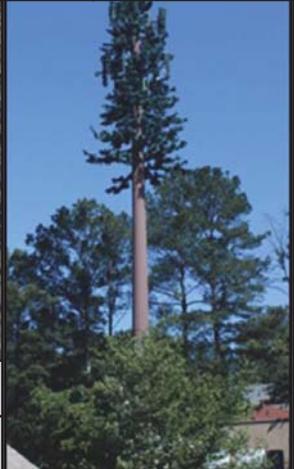
SITE B2: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	25.866
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:			ZONING:	CF
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
WIRELESS PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-25-341D			
COMMENTS:	Possible type infrastructure on property.			

SITE C1: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACRAGE:	3.615
FACILITY OWNER:	Bureau of Land Management		LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	OS W Park Ridge Drive		ZONING:	PRD
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:	No			
PARCEL ID:	401-48-026A			
COMMENTS:	Possible type infrastructure on property.			

SITE C2: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.616
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	OS W Park Ridge Drive		ZONING:	PRD
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	401-48-027			
COMMENTS:	Possible type infrastructure on property.			

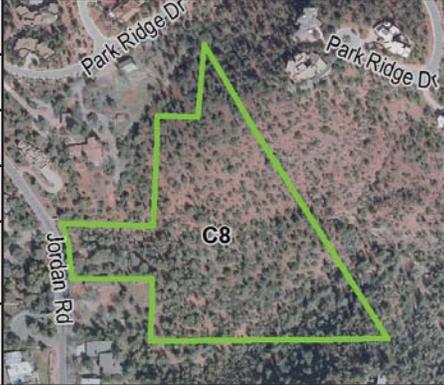
SITE C3: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.810
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	OS W Park Ridge Drive		ZONING:	PRD
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	401-48-025			
COMMENTS:	Possible type infrastructure on property.			

SITE C4: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.677
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	tbd Jordan Road		ZONING:	PRD
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	401-48-024			
COMMENTS:	Possible type infrastructure on property.			

SITE C5: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.728
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	780 Jordan Road		ZONING:	OS
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	401-04-009A			
COMMENTS:	Possible type infrastructure on property.			

SITE C6: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	1.00
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	735 Jordan Road		ZONING:	RM-2
SITE NAME:			 	
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	401-03-001K			
COMMENTS:	Possible type infrastructure on property.			

SITE C7: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	3.709
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	735 Jordan Raod		ZONING:	CF
SITE NAME:			 	
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	401-03-001F			
COMMENTS:	Possible type infrastructure on property.			

SITE C8: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	8.163
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	780 Jordan Road		ZONING:	OS
SITE NAME:			 	
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	401-05-010C			
COMMENTS:	Possible type infrastructure on property.			

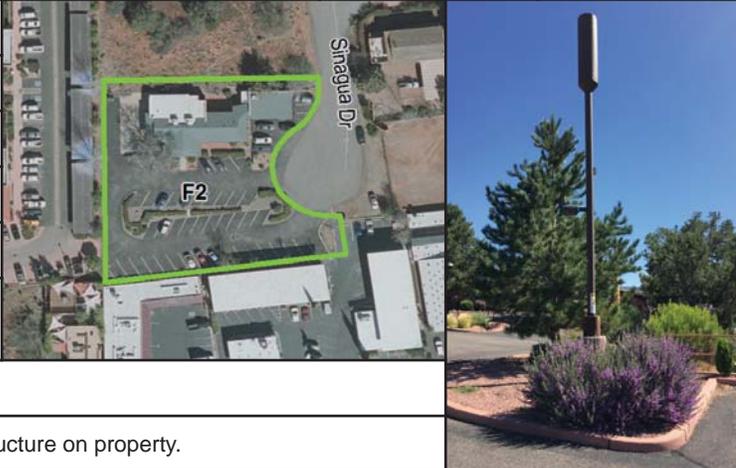
SITE C9: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	9.989
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	780 Jordan Road		ZONING:	OS
SITE NAME:			 	
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	401-05-010B			
COMMENTS:	Possible type infrastructure on property.			

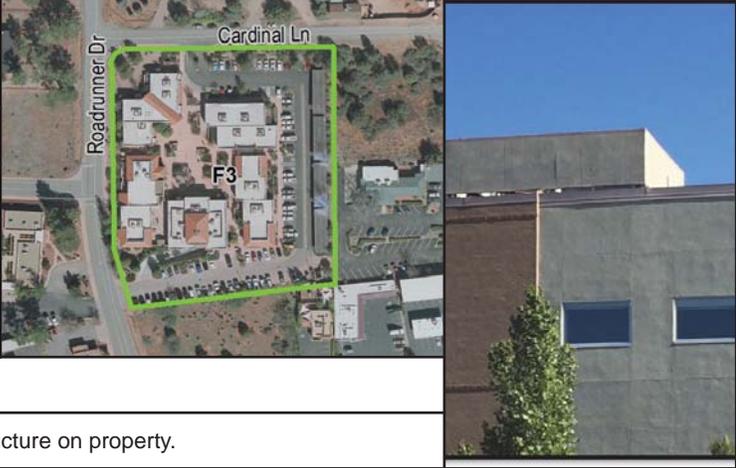
SITE D: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.853
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	2070 Contractors Road		ZONING:	C-3
SITE NAME:			 	
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	408-24-037A			
COMMENTS:	Possible type infrastructure on property.			

SITE E1: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	1.198
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	700 El Camino Road		ZONING:	CF
SITE NAME:			 	
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-28-343			
COMMENTS:	Possible type infrastructure on property.			

SITE E2: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE;	0.211
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	2475 Stanely Steamer Drive		ZONING:	RS-18a
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	408-28-013M			
COMMENTS:	Possible type infrastructure on property.			

SITE F1: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.737
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	- W
SITE ADDRESS:	50 Sinagua Drive		ZONING:	C-2
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-24-326			
COMMENTS:	Possible type infrastructure on property.			

SITE F2: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE::	0.801
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	W
SITE ADDRESS:	55 Sinagua Drive		ZONING:	C-2
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-24-325			
ZONING:	Possible type infrastructure on property.			

SITE F3: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	2.919
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	W
SITE ADDRESS:	102 Roadrunner Drive		ZONING:	OP
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	408-02-116			
ZONING:	Possible type infrastructure on property.			

SITE F4: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.116
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	W
SITE ADDRESS:	10 Pinon Drive		ZONING:	RS-12
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-11-043			
ZONING:	Possible type infrastructure on property.			

SITE G: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.388
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	W
SITE ADDRESS:	25 Northview Road		ZONING:	C-1
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID:	408-26-498			
ZONING:	Possible type infrastructure on property.			

SITE H1: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	7.661
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	W
SITE ADDRESS:	655 Sunset Drive		ZONING:	PD
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-28-018X			
ZONING:	Possible type infrastructure on property.			

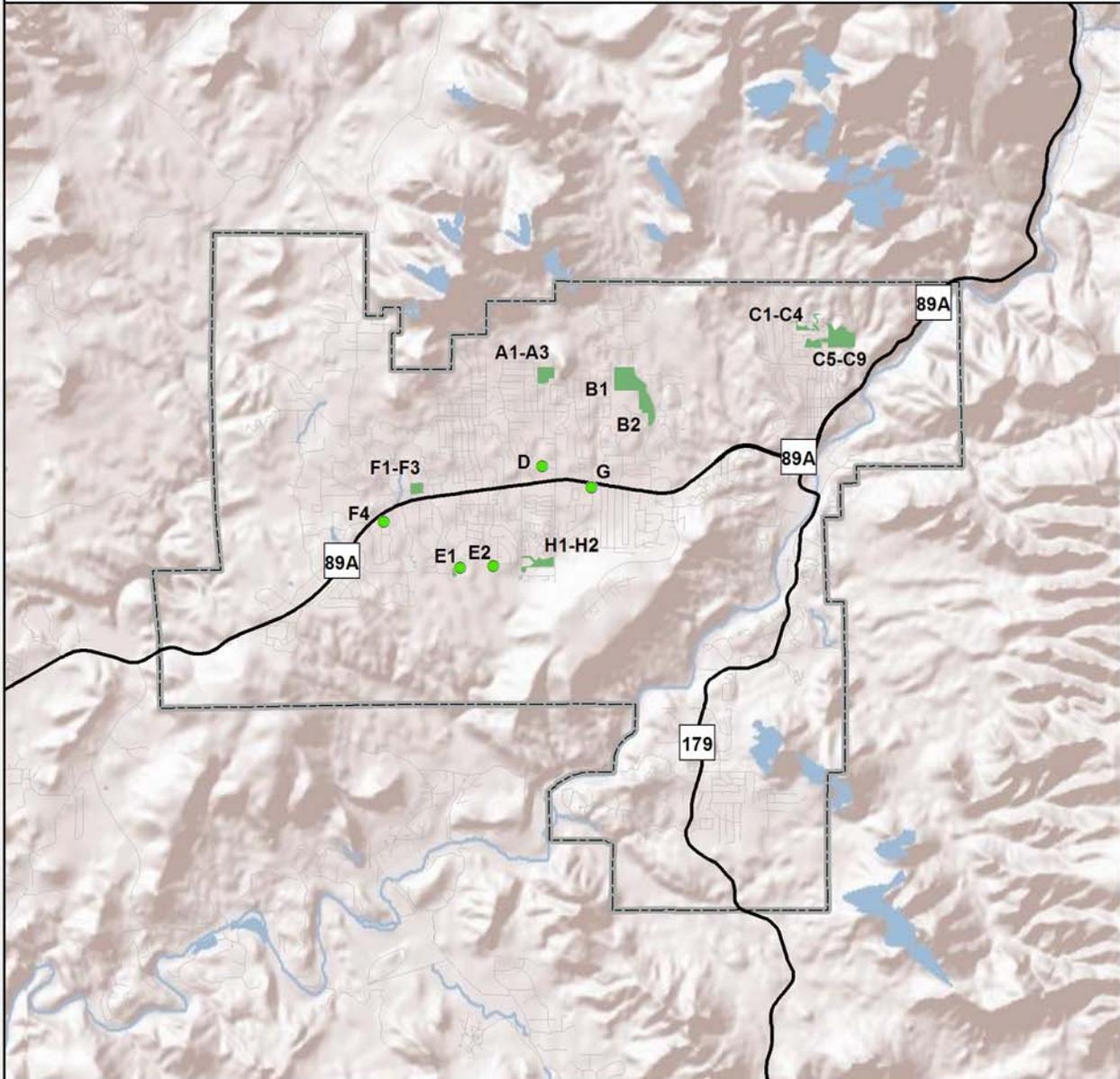
SITE H2: POTENTIAL PUBLIC LAND LOCATION				
PROPERTY OWNER:	City of Sedona		ACREAGE:	0.837
FACILITY OWNER:			LATITUDE:	N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE:	W
SITE ADDRESS:	2260 Shelby Drive		ZONING:	C-3
SITE NAME:				
TYPE:				
HEIGHT:				
ANTENNA TYPES:				
SERVICE PROVIDER:				
POTENTIAL COLLOCATIONS:				
PARCEL ID :	408-28-103B			
ZONING:	Possible type infrastructure on property.			

SITE: INTENTIONALLY LEFT BLANK			
PROPERTY OWNER:			ELIGIBLE::
FACILITY OWNER:			LATITUDE: N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE: W
SITE ADDRESS:			ZONING:
SITE NAME:			
TYPE:			
HEIGHT:			
ANTENNA TYPES:			
SERVICE PROVIDER:			
POTENTIAL COLLOCATIONS:			
PARCEL ID :			
ZONING:			

SITE: INTENTIONALLY LEFT BLANK			
PROPERTY OWNER:			ELIGIBLE::
FACILITY OWNER:			LATITUDE: N
IDENTIFICATION:	ASR:	FACILITY OWNER ID:	LONGITUDE: W
SITE ADDRESS:			ZONING:
SITE NAME:			
TYPE:			
HEIGHT:			
ANTENNA TYPES:			
SERVICE PROVIDER:			
POTENTIAL COLLOCATIONS:			
PARCEL ID :			
ZONING:			

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Potential Public Fill-in Site Inventory



 Potential Public Fill-in Site

 US or State Road

 Local Road

 Sedona City Boundary

Sources: US Census Bureau,
City of Sedona GIS, USGS,
CityScape Consultants, Inc.

Map Created by CityScape
Consultants, Inc on
September 6, 2016

0 0.5 1 2 Miles



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SID	PARCEL #	ZONING	SITE ADDRESS	ACRE	COUNTY	HISTORIC	SQFT	LAND STATUS
A1	408-24-117F	OS	2070 BUENA VISTA DRIVE	8.380	YAVAPAI	NO	365,032	OS
A2	408-24-117C	RS-10a	2050 BUENA VISTA DRIVE	0.406	YAVAPAI	NO	17,669	B
A3	408-05-049A	RS-10a	175 STATIONS WEST DRIVE	0.246	YAVAPAI	NO	10,725	V
B1	408-25-340	CF	950 SOLDIERS PASS ROAD	6.784	YAVAPAI	NO	295,519	B
B2	408-25-341D	CF	950 SOLDIERS PASS ROAD	25.866	YAVAPAI	NO	1,126,707	B
C1	401-48-026A	PRD	OS W PARK RIDGE DRIVE	3.615	COCONINO	NO	157,454	OS
C2	401-48-027	PRD	OS W PARK RIDGE DRIVE	0.616	COCONINO	NO	26,843	OS
C3	401-48-025	PRD	OS W PARK RIDGE DRIVE	0.810	COCONINO	NO	35,304	OS
C4	401-48-024	PRD	TBD JORDAN ROAD	0.677	COCONINO	NO	29,471	OS
C5	401-05-009A	OS	780 JORDAN ROAD	0.728	COCONINO	NO	31,697	OS
C6	401-03-001K	RM-2	735 JORDAN ROAD	1.000	COCONINO	NO	43,561	B
C7	401-03-001F	CF	735 JORDAN ROAD	3.709	COCONINO	CITY/NATIONAL HISTORIC LANDMARK	161,546	B
C8	401-05-010C	OS	780 JORDAN ROAD	8.163	COCONINO	NO	355,573	OS
C9	401-05-010B	OS	780 JORDAN ROAD	9.989	COCONINO	NO	435,104	OS
D	408-24-037A	C-3	2070 CONTRACTORS ROAD	0.853	YAVAPAI	NO	37,141	B
E1	408-28-343	CF	700 EL CAMINO ROAD	1.198	YAVAPAI	NO	52,205	B
E2	408-28-013M	RS-18a	2475 STANLEY STEAMER DRIVE	0.211	YAVAPAI	NO	9,171	B
F1	408-24-326	C-2	50 SINAGUA DRIVE	0.737	YAVAPAI	NO	32,083	V
F2	408-24-325	C-2	55 SINAGUA DRIVE	0.801	YAVAPAI	NO	34,911	B
F3	408-02-116	OP	102 ROADRUNNER DRIVE	2.919	YAVAPAI	NO	127,131	B
F4	408-11-043	RS-12	10 PINON DRIVE	0.116	YAVAPAI	NO	5,052	V
G	408-26-498	C-1	25 NORTHVIEW ROAD	0.388	YAVAPAI	NO	16,887	B
H1	408-28-018X	PD	655 SUNSET DRIVE	7.661	YAVAPAI	NO	333,730	B
H2	408-28-103B	C-3	2260 SHELBY DRIVE	0.837	YAVAPAI	NO	36,440	B