

March 29, 2023

Re: Google Fiber PHX HUT 117 – Board of Adjustments SUP
City of Mesa Development Services
N. Center Street Mesa, AZ 85201

Hut Owner/ Operator

Google Fiber
380 Aspen Ave, Salt Lake City, UT 84101
Contact: Kent Steinbach, Lead Program Manager
Phone: 417-839-1020 Email: ksteinbach@google.com

Engineer/ Applicant

BHC
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Overland Park, KS 66210
Contact: Robert Vaccaro, P.E. Phone: 913-905-1523 Email: Robert.vaccaro@ibhc.com

Project General Plan

This project is for the construction of a utility equipment shelter compound site to house an unmanned fiber network equipment building. This building, typically referred to as a “hut”, supports Google Fiber's construction of a fiber network to offer high speed internet service to the city of Mesa’s community. Multiple utility conduits that will house fiberoptic cable will be extended between an on-site utility vault to new utility vaults that will be placed in the right-of-way of Sossaman Rd and E Guadalupe Rd. The compound will also contain a backup power generator that will run on a natural gas service.

The proposed location for this compound is concealed by two adjoining buildings of The Shops at Sossaman (AEI Sossaman, LLC) in the southeast corner of the property. See the attached **Google Fiber Hut 117 Site Improvement Plans** for additional details of the site dimensions, layout, and proposed utility and fiber conduit routing.

Description of building façade and screening

The hut building will be a 12’x30’ (360sqft) pre-manufactured utility structure with tan aggregate siding and a flat roof. The proposed site will utilize an 8’ tall masonry wall that matches adjacent properties for security to safeguard against any unsanctioned interaction with the on-site facilities. The site will be accessed through the use of either a 3’ wide man gate that is accessible by key card or a larger 8’ wide gate that can accommodate a vehicle.

The site is setback in the far southeastern corner of the property and will be fully shielded from view from the ROW of both Sossaman Rd and E Guadalupe Rd due to existing buildings extending in both directions. Example images and color photo materials exhibit have been provided as part of this permit submittal.

Special Use Permit

The site is currently zoned Limited Commercial and therefore requires approval of a Special User Permit (SUP) by the Board of Adjustment for a new freestanding communications facility. Specifically, the proposed SUP shall comply with the criteria for review outlined in MZO Sections 11-70-5 & 11-35-6(E).

The following are presented as Required Findings, 11-70-5-E, for the Board's Consideration:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
This Hut will serve as a critical part of fiber internet infrastructure
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
The site will generally conform with the character of the surrounding developments.
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
The site will be secured and screened from view, and will not impact neighboring properties.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
The site will consume low levels of gas and electricity that will not put any stress on available utilities; its minimal change in ground cover impervious area will have a negligible impact to public drainage systems

The development also complies with MZO Section 11-35-6-E, in order to approve any Special Use Permit for a facility subject to regulation by this Chapter, the decision-making authority must find, based on substantial information in the record including, where required, technical analysis by an approved radio frequency engineers, calculations by a State-licensed structural engineer, or other evidence that:

1. The proposed telecommunication facility will comply with all applicable state and federal standards and requirements;
This facility will comply with all applicable state and federal standards and requirements

2. The proposed project is consistent with the general requirements of this Chapter and any specific requirements applicable to the proposed facility;

This project is consistent with the general requirements of Chapter 35 that are not specific to requirements pertaining to antenna as this development does not have an antenna or other wireless transmission device. All specific requirements applicable to this proposed facility will be met.

3. The proposed antenna or related facility, operating alone and in conjunction with other telecommunications facilities, will comply with all applicable state and federal standards and requirements; and either:

- a. Will not be readily visible; or
- b. Will be readily visible, but it is not feasible to incorporate additional measures that would make the facility not readily visible.

This project will not be readily visible and will be screened by both the existing "Shops at Sossaman" buildings and through the construction of a screening wall with solid gates.

4. The facility, if it is not a microcell or co-located, is necessary to prevent or fill a significant gap in coverage or capacity shortfall in the applicant's service area, and is the least intrusive feasible means of doing so;

This is not a tower site and is also necessary in this location to service the surrounding homes with fiber internet service.

5. If the proposed facility is a satellite dish or parabolic antenna exceeding 39 inches in diameter, that a smaller or less intrusive antenna cannot feasibly accomplish the provider's technical objectives and that the facility will not be readily visible;

This facility does not have a satellite dish or antenna.

6. If a new antenna support structure is proposed or the applicant proposes to extend the height of an existing tower, that the applicant has made good faith and reasonable efforts to locate a telecommunication facility on a support structure other than a new monopole or lattice tower or to accomplish co-location and that no existing tower or structure in the vicinity can accommodate the applicant's proposed antenna;

This facility does not have a satellite dish or antenna.

7. If a modification of height, separation, setback, landscaping or other requirements of Section 11-35-5 is proposed, that the proposed modification is consistent with the purposes of this Chapter and will be the least intrusive feasible means of meeting the service provider's objectives;

Any modification proposed for this project is consistent with the purposes of Chapter 35 and the proposed facilities are designed to be as least intrusive as possible while providing fiber service.

8. If the proposed location is in a Residential district that the location is necessary for the provision of personal wireless services to Mesa residents and businesses, or their owners, customers, guests, or invitees, or other persons traveling in or about the City based on substantial evidence that siting the facility outside of a Residential district is infeasible and without the proposed facility, the operator will

be unable to provide personal wireless services to its customers in the proposed coverage area, or unable to provide the capacity necessary to meet call volumes

Does not apply to this project

9. If the proposed location is readily visible from the habitable area of a dwelling unit within 300 feet or from a public right-of-way, public park, or other public recreation or cultural facility, that:
 - a. It is not feasible to provide the service at another location or to incorporate additional measures such as a decrease in height, increase in the number of number of facilities, increase in setback, change in design, relocation relative to other structures or natural features, that would further reduce its visibility; and
 - b. The proposed telecommunication facility provides an important link in applicant's service area build-out and is necessary to meet its service needs to City residents.

This location will not be readily visible and will be screened by both the existing "Shops at Sossaman" buildings and through the construction of a screening wall with solid gates. This location does provide an important link in the service area build-out and is necessary to meet services needs to City residents.

Sincerely,

Robert Vaccaro, P.E.
BHC Project Engineer