

**AGENDA**  
**Regular Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE COUNCIL CHAMBERS**  
**THURSDAY JANUARY 06, 2011**  
**6:30 PM**

*Because All Commission meetings will end at 9 PM, any remaining agenda items will be heard at the next Commission meeting.*

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.
  - a. **Approval of Minutes:**  
November 4, 2010 Regular Session
  - b. **Set Next Meeting, Date and Time:**  
January 13, 2011 – Special Session
5. **Call to the Public for Items not on the Agenda**  
*(Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.)*
6. **Election of Officers.**
7. **Public Hearing, Discussion and Possible recommendation to Council on a Use Permit 2010-03:**  
An application submitted by Mr. Colin McCavitt agent for Dateland Proving Grounds on a fifteen (15) acre portion of parcel 404-30-368A and 404-30-368C which is leased to the Town of Camp Verde by the Sanitary District. The applicant is requesting to allow for research, development and training for persistent ground surveillance systems for the Naval Air Warfare Center Aircraft Division. The portable powered surveillance trailers and aerostats will help protect US Troops operating in remote areas of Afghanistan. The property is located on the road to the Camp Verde Sanitary District facilities approximately .52 miles north from the entrance at State Route 260.

**There will be no Public input on the following items:**

8. **Commission Informational Reports:** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.
9. **Staff**
10. **Adjournment**

**Please note:** The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with The Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Posted by: J. Owens Date/Time: 12-30-10 1:00 PM

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**MINUTES DRAFT**  
**Regular Session**  
**THE PLANNING AND ZONING COMMISSION**  
**TOWN OF CAMP VERDE COUNCIL CHAMBERS**  
**THURSDAY NOVEMBER 4, 2010**  
**6:30 PM**

Minutes are a summary of the actions taken. They are not verbatim.  
Public input is placed after Commission motions to facilitate future research.  
Public input, where appropriate, is heard prior to the motion

**1. Call to Order**

The meeting was called to order at 6:30 p.m.

**2. Roll Call**

Chairperson Butner, Vice Chairperson Hisrich, Commissioners Buchanan, Parrish, Freeman, Hough and Norton were present.

**Also Present:** Acting Community Development Director Mike Jenkins, Asst. Planner Jenna Owens, and Recording Secretary Margaret Harper.

**3. Pledge of Allegiance**

The Pledge was led by Norton.

**4. Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

**a. Approval of Notes:**

September 27, 2010 Joint Work Session with ZORC committee

**b. Approval of Minutes:**

October 7, 2010 Special Session

**c. Set Next Meeting, Date and Time:**

As Needed

On a motion by Buchanan, seconded by Parrish, the Consent Agenda was unanimously approved as presented.

**5. Call to the Public for Items not on the Agenda**

There was no public input.

**6. Public Hearing, Discussion and Possible recommendation to Council on a Use Permit 2010-02:**

**An application submitted by Mr. Craig Brandon agent for WHR Properties, Inc., owners of Camp Verde RV Resort (formerly American Adventure Camp Ground) located on parcels 403-19-205, 403-19-013H, 403-19-013J, 403-19-013Q and 403-19-207: to allow for the continued use of the RV Park and Campground. WHR Properties, Inc. is requesting a Use Permit with no time limit. The property is located at 1472 Horseshoe Bend Drive.**

On a motion by Hough, seconded by Freeman, the Commission unanimously recommended that Council approve Use Permit 2010-02, an application submitted by Craig Brandon, agent for WHR Properties, Inc., owners of Camp Verde RV Resort, located on Parcels 403-19-205, 403-19-013H, 403-19-013J, 403-19-018Q and 403-19-207, **in perpetuity**, and the property owners to install signage at the lower area of the property indicating that it is in a flood zone, pursuant to the Yavapai County Flood Control notice requirement.

**STAFF PRESENTATION**

Asst. Planner Jenna Owens reviewed the background of the subject RV Resort that

operates year-around as a membership facility serving members from the United States and Canada. Owens outlined the number of spaces provided together with all the amenities. The applicant is requesting a Use Permit to be granted with no time limit imposed, and with the understanding that any changes or additions of uses must be approved by the P&Z Commission. The Community Development Department In the past 15 years has received no complaints; an inspection of the property has verified that there have been no changes to the use of the property. The applicant, Craig Brandon, was unable to attend due to budget constraints, and has authorized the General Manager of the RV Resort, Cori Allen, to represent the WHR property.

The neighborhood meeting was held on October 11, 2010, at the Resort clubhouse. The three neighbors attending the meeting had questions regarding vehicles in the park and children's noise at the pool. Ms. Allen gave her phone number to those individuals in the event they had questions or concerns in the future. No responses have been received to the 20 letters mailed to adjacent property owners.

No comments were received from the Town Engineer, Building Official or Camp Verde Fire Inspector; the Yavapai County Flood Control noted that the RV's should be "Road Ready" and removed from floodplain prior to any flood event, and Yavapai County Environment Services stated that it had no concerns with the renewal of the Use Permit.

## **PUBLIC HEARING AND COMMISSION DISCUSSION**

Cori Allen said she had nothing further to add to the staff presentation.

Although not at issue, Commissioner Hough questioned whether the business had a Town tax license; Ms. Allen indicated that the Resort did, and Owens said she would look into that status on future applications. As a matter of interest, Owens pointed out that the site plan included in the agenda packet was dated 1985; it was submitted as an exhibit after staff inspected the property and confirmed that there have been no changes whatsoever to that site plan. In response to a question suggesting that the granting of a Use Permit in perpetuity would be the same as changing the zoning, staff explained that the advantage of the Use Permit is that it would allow the Town to continue to exercise control over the use of the property. Should there be any violations of the terms of the Use Permit, the Town could void the permit, whereas a change in zoning would create a vested right over which the Town would not have the same control.

Jenkins commented that staff did not believe there would be a problem for the Town should be Use Permit be approved with no time limit. The discussion also included the issue of the expense involved in requesting each renewal of a Use Permit.

The Commission discussed the comment from Yavapai County Flood Control regarding the requirement that the RV's should be "Road Ready" in preparation of a possible flood event. Ms. Allen volunteered how the emergency warnings were handled in response to the recent threat of flooding. It was suggested that the Town should require the property owner to notify the residents of the Flood Control requirement; countered with concern over the Town possibly undertaking liability by doing so. The members favored adding a stipulation that the property owner should notify all residents of the RV park of the requirement of the Yavapai County Flood Control agency so that the liability remains with the County agency. Owens noted that the Sign Code would allow placing informational signs at the two lower entry points of the Resort putting the residents on notice of that portion of the park being in a flood zone, and that the RV's should be "road ready" to remove from that area. Also, the existing signage at the park could be amended to reflect the requirement of Yavapai County Flood Control.

## **7. Commission Informational Reports:**

**Parrish** commented on the recent extensive hurricane damage throughout the State; a good example of the destruction can be viewed at Clint Wells where an area about 5 miles wide and 20 miles long was seriously impacted and trees destroyed.

DRAFT

8. **Staff**

Owens noted that no meeting is scheduled for December; there will be a Regular Session in January.

9. **Adjournment**

On a motion by Freeman, seconded by Hisrich, the meeting was adjourned at 7:04 p.m.

\_\_\_\_\_  
Joe Butner, Chairman

\_\_\_\_\_  
Planning & Zoning

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning & Zoning Commission of the Town of Camp Verde during the Regular Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 4<sup>th</sup> day of November 2010. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Margaret Harper, Recording Secretary



**TOWN OF CAMP VERDE  
Planning & Zoning Commission  
Agenda Action Form**

Meeting Date: January 6, 2011

Meeting Type: Regular Session

Consent Agenda

Regular Business

Reference Document: Use Permit 2010-03

Agenda Title (be exact):

**Public Hearing, Discussion and Possible Recommendation to Council on Use Permit 2010-03:**

An application submitted by Mr. Colin McCavitt agent for Dateland Proving Grounds on a fifteen (15) acre portion of parcel 404-30-368A and 404-30-368C which is leased to the Town of Camp Verde by the Sanitary District. The applicant is requesting to allow for research, development and training for persistent ground surveillance systems for the Naval Air Warfare Center Aircraft Division. The portable powered surveillance trailers and aerostats will help protect US Troops operating in remote areas of Afghanistan. The property is located on the road to the Camp Verde Sanitary District facilities approximately .52 miles north from the entrance at State Route 260.

**NOTE:** A letter was received from Mr. Douglas Powell, Dir. of Marketing, requesting to change the company name from STARA Technologies, Inc. to Dateland Proving Grounds. The change is a result of the development of a training facility that is currently in use. Dateland Proving Grounds, has recently built, and oversees their existing facility in Dateland and will be responsible for all aspects of the development in Camp Verde.

In addition, a letter was received from Mr. Douglas Powell stating that he will be presenting the project instead of Mr. Colin McCavitt

**Purpose and Background Information:**

- Dateland Proving Grounds will use this land as a training facility, designated to test and evaluate surveillance and renewable resource technologies for rapid incorporation into the field.
- Operating twenty four hours a day, employees will train with radar, camera and communications technology, establishing Camp Verde as the official training site for these highly specific military technologies. Camera training privacy policies are in place and will be followed. Training Policy included in packet.
- All equipment and buildings will be portable and fully capable of re-positioning if needed. The portable offices will be fully compliant with all IBC codes, and will meet the required separation distance of at least 10 feet.
- Dateland Proving Grounds will not be pouring concrete pads, paving roads or placing anything permanent on this site. The service drives and maneuverable areas will consist of the existent dirt on the property, or a mixture of crush gravel. The property will be secured with standard eight foot chain link fencing and locked gates. Generators will be used as a source of power for the site along with a portable solar panel power station.
- Dateland Proving Grounds is anticipating between fifteen to thirty employees at any given time on the property.
- Dateland is requesting a 3 year lease with an option for 5 years.
- A certificate of Waiver (FAA Form 7711-1) was issued for the moored balloon up to 1,000 feet above ground level. FAA letter is included in packet. The Certificate of waiver or authorization expires on Feb. 5, 2011 and Dateland Proving Grounds is in the process of re-application.

**A neighborhood meeting was held on December 23, 2010 at the Camp Verde Marshal's office conference room.**

Dateland Proving Grounds placed a display ad in the paper to announce the neighborhood meeting and posted the property. There were nine people in attendance. A list of the questions and answers and responses are attached.

Due to the nature of this project and no other property owners outside of the Camp Verde Sanitary were located within 300' of the subject parcels, the Community Development Department prepared a Public Service Announcement. The Camp Verde Bugle graciously assisted the Town by allowing the Community Development Department to place the Public Service Announcement in the paper to notify all Camp Verde citizens of the dates and times of when the Planning & Zoning Commission and Council meetings would be held. The Public Service Announcement was published on December 15, 2010. A 300' letter was sent and e-mailed to the Sanitary District on December 16, 2010.

As of the writing of this staff report, Community Development had not received any comments from the public.

**Agency responses** were received with the following comments:

- Ron Long – Town Engineer, had no comment.
- Barbara Rice – Camp Verde Fire, had no comment.
- Robert Foreman – Building Official, had no comment.
- Yavapai Co. Flood Control – had no comment.
- Yavapai Co. Environmental Services – Dateland Proving Grounds advised the Yav. Co. Environmental Services that they would be utilizing 2 to 3 port o John's on site as well as possibly 1 restroom inside a trailer that has a holding tank. Yavapai County responded that it should be fine with what Dateland is proposing and has no concerns.
- Camp Verde Sanitary District – The property is not within the Sanitary District boundaries and as such is not served by the District, therefore the Sanitary District has no comment. However, in no way is this response to be interpreted as acceptance by the Sanitary District of the use of a portion of parcels 404-30-368A and 404-30-368C for the purpose proposed in the Use Permit. The Town will bring this item to the Board for acceptance or refusal at a later date.
- Arizona Department of Transportation – had no comment.
- Coconino National Forest – had several comments which are attached. Dateland Proving Grounds response to Coconino National Forest's concerns are attached as well.

**Recommendation (Suggested Motion):**

A motion to recommend ***approval or denial*** to Council on Use Permit 2010-03, an application submitted by Dateland Proving Grounds to allow for research, development and training for persistent ground surveillance systems for the Naval Air Warfare Center Division. The Use is located on a fifteen (15) acre portion of parcel 404-30-368A and 404-30-368C which is leased to the Town of Camp Verde by the Sanitary District. The property is located on the road to the Camp Verde Sanitary District facilities approximately .52 miles north from the entrance at State Route 260.

Finance Review:  Budgeted     Unbudgeted     N/A

Finance Director Comments/Fund:

Attorney Review:         Yes                 No                 N/A

Attorney Comments:

Submitting Department: Community Development

Contact Person: Jenna Owens – Asst. Planner

Action Report prepared by: Jenna Owens – Asst. Planner

# Use Permit Check List

Pre-Application Conference with staff and the Acting Community Development Director

**\*Directions to Property**

Legal Description

**\*Letter of Intent (Narrative)**

Public Participation, Neighborhood meeting, completed. Date: 12-23-10

- Copy of letter sent to neighbor's within 300'
- Posting of Property by applicant (photo)
- Affidavit attesting to notification of neighbors
- Sign in sheet
- **\*Affidavit of summary of meeting**
- **\*Statement of how the applicant addressed neighborhood concerns.**

ADOT outdoor advertising permit (if applicable) for commercial signage

Traffic Impact Analysis or ADOT approval of site access (if applicable)

**\*Site Plan**

**\*Vicinity Map with adjacent land use**

**\*Resolution** (for Council Hears Planning & Zoning)

**\*Staff Report**

Will include summary of agency & citizen's comments, Traffic Impact Analysis or ADOT approval of site access (if applicable), Town requirements, applicant's narrative as it addresses requirements for application and recommended stipulations if approved. (if any)

Advertising & Posting has been completed & meet State Law Requirements.

Reviewed and approved by Town Attorney (For Council Hears P & Z)

**NOTE: \*Indicates included in packet**

Revised 10/09

CASE NO. 2010-46

PROJECT NO. UP 2010-03

**TOWN OF CAMP VERDE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
473 S. MAIN STREET, SUITE 108  
CAMP VERDE, ARIZONA 86322  
(928) 567-8513 • FAX (928) 567-7401

**USE PERMIT APPLICATION Fee: Current Fee Schedule**

APPLICATION DATE \_\_\_\_\_ TAKEN BY J. Owens

ASSESOR'S PARCEL NO. PORTION OF 404-30-368A & 368C CLASSIFICATION OF UP \_\_\_\_\_

PRESENT ZONING RCU-2A 15AC FEES \$ 1800.00

SUBDIVISION METES & BOUNDS HEARING DATE Pi2 Comm '16/11 Council '126/11

ADDRESS OF PROPERTY N/A

**REQUEST:**  
A USE PERMIT TO OPERATE A TESTING FACILITY FOR PERSISTANT GROUND SURVEILLANCE SYSTEMS.

SUBJECT PROPERTY IS CURRENTLY BEING LEASED BY THE TOWN OF CAMP VERDE

OWNER CAMP VERDE SANITARY DISTRICT PHONE 567-6794 FAX \_\_\_\_\_

ADDRESS PO BOX 1205 CITY CAMP VERDE STATE AZ ZIP 86322

CONTACT PERSON JAN GOGAN OR CHAIRMAN OF THE BOARD - GREG FREEMAN

If the applicant is not the property owner, the owner shall complete and sign the following statement. I hereby authorize \_\_\_\_\_ to act as my agent in the application.

Name of Agent N/A

By signing this Use Permit Application, as the owner of the property, you are not giving approval for the proposed use, only for the applicant to move forward with the application & hearing process.

Signature of Owner Gregory Freeman Date 9/27/10

\*\*\*\*\*  
481-607-7477 SCOTTSDALE OFFICE

AGENT DATELAND PROVING GROUNDS PHONE 480-850-1555 FAX \_\_\_\_\_

ADDRESS 61 S. WILLIAM DILLARD DR. CITY GILBERT STATE AZ ZIP 85233

CONTACT PERSON COLIN MCCAVITT

\*\*\*\*\*

I hereby file the above request and declare that all information submitted is true and correct to the best of my knowledge and belief. I further acknowledge that any omission of information or any error in my application may cause for delay in it's normal scheduling.

Signature of Applicant Colin McCavitt Date 10/25/10

## DIRECTIONS TO PROPERTY

A PORTION OF  
Assessor's Parcel Number 404-30-368A + 404-30-368C

Applicants Name DATELAND PROVING GROUNDS

Property Address METES & BOUNDS





Camp Verde Public Hearing

Date: 12/23/10

Time: 4:30

Re: Dateland Paving Co. interest in leasing land 15 acre parcel east of the Camp Verde Sanitary District.

Sign in sheet.

HOWARD PARRISH

Jan Orogan

KEN RALSTON

JAMES STRAUT

Norma Harigan

Bob Stevens

Fran Arries

Sy Burnside

Walter Lew

## **DATELAND PROVING GROUNDS**

Dateland Proving Grounds  
Community Meeting Camp Verde  
December 23, 2010  
4:30pm  
Marshalls Office

Questions:

What is recorded during use of the camera?

There is no recording of video surveillance, only longitude and latitude points for establishing training targets.

Will there be a mixture of trainers and trainees, and how many?

Yes, a mixture of trainers and trainees with approximately 12-24 at the site.

Will there be jobs for local employees?

Yes, local residents who have the qualifications can apply for positions available. Local companies will be used for such things as water, waste disposal, fencing and land grading.

What about resident's personal privacy?

Dateland Proving Ground has a camera policy in place that does not permit viewing of citizens in their homes.

How large is the balloon?

The aerostat is approximately 70ft long with a 25ft circumference.

Would cameras be used to assist local law enforcement?

No, if local agencies wished to use our cameras in such a way, we would need to address the request as part of the use permit.

When did the first system go into Afghanistan?

January of this year.

Do you need to notify local airports when the balloon is deployed?

Yes, we contact various organizations within the area. (AFSS, ARTCC, AMOC)

## **DATELAND PROVING GROUNDS**

Is the balloon visible both day and night?

Yes, at night the aerostat has blinking lights attached every 100ft on the tether.

What is the scope of work for daylight?

Trainees are taught all aspects of how to handle the aerostat. Patching, flying, target acquisition, inflating, deflates.

What would the impact be on the stargazers?

We would follow the dark sky's ordinance.

How long would it take to get the site up and running once approved?

The site could be operational between 4 and 8 weeks.

How long is the training course?

The training program is a six week course.

How much noise do the generators make?

The generators are called Whisper Wats, and do not emit a great deal of noise.

Camp Verde Town Council  
December 1, 2010

**Dateland Proving Grounds**  
*Camp Verde Use Overview*

Dateland Proving Grounds has decided that Camp Verde is the best suited location for its' research, development and training efforts associated with alternative energy sources for persistent ground surveillance systems for the Naval Air Warfare Center Aircraft Division. These portable powered surveillance trailers and aerostats will help protect US troops operating in remote areas of Afghanistan. Due to Afghanistan's mountainous terrain and elevation, it is imperative to replicate this type of atmosphere when testing our surveillance equipment. Camp Verde offers us the perfect testing environment for these activities.

- Dateland Proving Grounds will use this land as a training facility, designed to test and evaluate surveillance and renewable resource technologies for rapid incorporation into the field.
- Operating twenty four hours a day, employees will train with radar, camera and communications technology, establishing Camp Verde as the official training site for these highly specific military technologies. Camera training privacy policies are in place and will be followed.
- Dateland Proving Grounds does not foresee any issues with the surrounding properties, as everything will be portable; we are fully capable of re-positioning any of our structures if needed. The portable offices will be on wheels, and fully compliant with all IBC codes. (approximately six 8x20 office connexs, along with two other portable trailers) Portable buildings will meet the required separation distance of at least 10ft.
- Dateland Proving Grounds will not be pouring concrete pads, paving roads or placing anything permanent on this site. The service drives and maneuverable areas will consist of the existent dirt on the property, or a mixture of crushed gravel. We will have the property secured with standard eight foot chain link fencing and locked gates. Generators will be used as a source of power for the site along with our portable solar panel power station.
- We anticipate between fifteen to thirty employees at any given time on the property, operating twenty four hours a day, seven days a week.
- We are considering a 3yr lease with an option for 5yrs.

**Company info:** Dateland Proving Grounds is a company that specializes in training and test site development, construction and management for both commercial and government customers.

## PGSS Camera Training Policy

### *Guidelines For Use In Public Settings*

Dateland Proving Grounds will maintain control of and responsibility for its video imaging system at all times.

Camera control operators and trainers are trained in the technical, legal and ethical parameters of appropriate camera use. Camera operators are monitored at all times by a trainer.

Operators and trainers are **not** permitted to collect any recorded data (visual, audio or other images) of identifiable individuals during its training and orientation programs.

Pervasive, routine or random surveillance of ordinary, lawful public activities, in a residential area is **not** permitted.

Video data obtained from the training camera shall not be retained or used for any other purposes, outside of the scope of training, as it relates to Force Protection for Forward Operating Bases. Operators and trainers shall not store video recordings on personal media devices (USB, DVD, CD-ROM, etc).

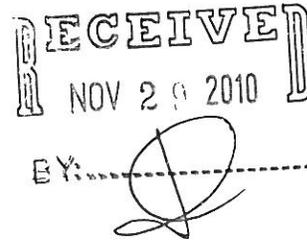
Operators and trainers are **prohibited** from using or disseminating information acquired from Dateland cameras except for official training purposes. All information and/or observations made in the use of the camera are considered confidential and can only be used for official training purposes. *(Exception) Any observations of a crime being committed will immediately be reported to the proper authorities.*

All appropriate measures must be taken to hold training information securely through its creation, storage, transmission, use and deletion. Information must be handled with an appropriate level of security to protect against unauthorized access, alteration or disclosure.

Operators and trainers are required to review and comply with this policy in performing their duties and functions related to the operation of the video surveillance system. Failure to follow this policy will result in termination.

Operators and trainers shall receive a copy of this policy and provide written acknowledgement that they have read and understand its contents, regarding their duties under the policy, including an undertaking of confidentiality.

All operators and trainers will perform their duties in accordance to this policy.



Town of Camp Verde  
Community Development Department  
473 S. Main St., Suite 108  
Camp Verde, AZ 86332  
Attn: Jenna Owens  
Date: 11/29/10

Dear Ms. Owens;

I wish to change the company name on our Use Permit documentation to read Dateland Proving Grounds. This company is owned by the same owners of STARA Technologies, Inc. (Colin McCavitt & Glen Bailey) In doing so, I authorize you to amend the paperwork on my behalf.

The change is a result of the development of a training facility we currently use. Dateland Proving Grounds, has recently built and oversees our existing facility in Dateland and will be responsible for all aspects of the development in Camp Verde.

If you have any questions, please feel free to call me.

Respectfully,

A handwritten signature in black ink that reads "Douglas Powell". The signature is written in a cursive style.

Douglas Powell

Director of Marketing  
STARA Technologies  
61 S. William Dillard Dr.  
Gilbert, AZ 85233  
[Doug.powell@staratechnologies.com](mailto:Doug.powell@staratechnologies.com)  
602-739-0348



U.S. Department  
of Transportation  
Federal Aviation  
Administration

Federal Aviation Administration  
Western Service Area

1601 Lind Avenue SW  
Renton, Washington 98057

**FEB 08 2010**

Mr. Glen R. Bailey  
STARA Technologies, Inc.  
61 S. William Dillard Drive  
Gilbert, AZ 85233

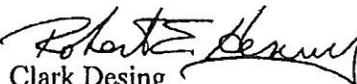
Dear Mr. Bailey:

Enclosed is the Certificate of Waiver (FAA Form 7711-1) issued as per your application for a moored balloon up to 1,000 feet Above Ground Level (AGL), at Latitude 34°33'3"N, Longitude 111°50'1"W, effective February 6, 2010 through February 5, 2011. Your compliance with the enclosed special provisions is required when conducting operations specified by the Certificate of Waiver.

You must submit an annual application requesting renewal of the waiver. Please submit all future waiver requests to the FAA Western Service Center, Operations Support Group, AJV-W2, 1601 Lind Ave. SW, Renton, WA 98057, no less than 45 days prior the expiration date and/or the event date. Along with your FAA Form 7711-2, application for Certificate of Waiver or Authorization, please include a map (such as an aeronautical sectional chart) clearly depicting the launch site.

If you have questions, please contact Carol Long, Operations Support Specialist, Operations Support Group, Western Service Center, at (425) 203-4515.

Sincerely,

  
Fn Clark Desing  
Manager, Operations Support Group  
Western Service Center

Enclosure

DEPARTMENT OF TRANSPORTATION  
FEDERAL AVIATION ADMINISTRATION

CERTIFICATE OF WAIVER OR AUTHORIZATION

ISSUED TO

STARA Technologies, Inc.

ADDRESS

Mr. Glen R. Bailey  
STARA Technologies, Inc.  
61 S. William Dillard Drive  
Gilbert, AZ 85233 phone: (480) 850-1500 email:

This certificate is issued for the operations specifically described here. No person shall conduct any operation pursuant to the authority of this certificate except in accordance with the standard and special provisions contained in the certificate, and such other requirements of the Federal Aviation Regulations not specifically waived by this certificate.

OPERATIONS AUTHORIZED

Moored balloon to a height of 4,224 feet Mean Sea Level (MSL), 1,000 feet Above Ground Level (AGL).  
Launch site: DRK 092° radial at 33 nautical miles (nm), Latitude 34°33'03"N, Longitude 111°50'01"W.  
Times: Operations will be 24 hours a day for a one to two week duration, with advance notice as required in the Special Provisions.

WAIVED REGULATIONS BY SECTION AND TITLE

14 CFR 101.13, (a) (1) and (2) Operating Limitations

STANDARD PROVISIONS

1. This certificate must be presented for inspection upon the request of any authorized representative of the Administrator of the Federal Aviation Administration, or any state or municipal official charged with the duty of enforcing laws or regulations.
2. The holder of this certificate will be responsible for the strict observance of the terms and provisions contained here.
3. This certificate is nontransferable.

NOTE. - This certificate constitutes a waiver of those federal rules or regulations specifically referred to above. It does not constitute a waiver of any state or local ordinance.

SPECIAL PROVISION

Special Provisions Nos. 1 to 2 inclusive, are set forth on page two.

This certificate is effective on February 6, 2010 through February 5, 2011, subject to cancellation at any time upon notice by the Administrator or his authorized representative.

BY DIRECTION OF THE ADMINISTRATOR

Western Service Center

(REGION)

FEB 08 2010

(DATE)

  
Clark Desing  
(SIGNATURE)

Manager, Operations Support Group  
(TITLE)

**STARA Technologies, Inc.**  
**SPECIAL PROVISIONS**

1. Authority to deviate from the Federal Aviation Regulations (FAR) is limited to specific regulations shown on the Certificate of Waiver. All other applicable FARs must be fully complied with.
2. You must make the following notifications prior to conducting operations:
  - a. **Between 6 and 72 hours prior:** Call the Automated Flight Service Station (AFSS), national NOTAM number at (877) 487-6867. Advise your launch location and ask to issue a Notice to Airman (NOTAM), referencing this waiver. If no response, contact the Prescott AFSS Operations Supervisor at (928) 583-6154.
  - b. **At least 1 hour prior:** Notify Albuquerque Air Route Traffic Control Center (ZAB ARTCC), at (505) 856-4575.
  - c. **When operations have ended:** Notify Albuquerque Air Route Traffic Control Center (ZAB ARTCC), at (505) 856-4575. Call Prescott AFSS at (877) 487-6867 and ask to have the NOTAM cancelled.
3. Provide the following information to each facility upon initial notification:
  - a. Type of activity to be conducted: moored balloon, specify diameter.
  - b. Location: (N34° 33' 03"/ W111° 50' 01")
  - c. Date, time, and duration of the launch.
  - d. Affected altitudes: surface to 1000 feet AGL (4,224 feet MSL).
  - e. Means of contacting launch site (on-site cell or satellite phone number) with ability to cease operations within 15 minutes of notification.
4. The holder must notify ZAB ARTCC and PRC AFSS if, for any reason, any or all of the operation has been cancelled. If the balloon does not deflate as designed, the holder must immediately notify ZAB ARTCC.
5. All operations must be conducted in accordance with the holder's safety rules and codes.
6. As directed in Advisory Circular AC70/7460-1K, the balloon will be illuminated with high intensity strobe lights for any operations between sunset and sunrise.
7. ZAB ARTCC reserves the right to cancel the balloon launch at any time they determine aircraft safety may be at risk.
8. The holder must be responsible for safeguarding persons and property on the ground.
9. It is the responsibility of the holder to ensure that all persons participating in this operation are briefed on both the standard and special provisions of this waiver.

## Jenna Owens

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**From:** Judy Adams <jadams05@fs.fed.us>  
**Sent:** Wednesday, November 24, 2010 2:47 PM  
**To:** Jenna Owens  
**Subject:** Use permit 2010-03

RECEIVED  
NOV 24 2010

Jenna, I have just reviewed the proposal for STARA Technologies. The Forest Service has a few concerns about this project and its proximity to the Verde Ranger District Administrative office and forest operations at that site.

- 1) We occasionally have aircraft land at the ranger station location during emergency and fire situations. We do not want the aerostat balloon to limit our abilities to have these operations at the ranger station when needed.
- 2) There is National Forest land adjacent to this site. It is part of a grazing allotment and is open for public use. The use of this proposed site must not restrict any use or public access to National Forest lands in this area at any time.
- 3) The road access into the sanitary district is under permit through the National Forest to the Sanitary District. If there is going to be multiple users of this roadway, it may be more appropriate for them to form a road association and change the permit responsibility to that association. The Forest Service has received an application from the Town of Camp Verde to do improvements to the road and perhaps obtain the permit for the access road but at this time, the Sanitary District has responsibility for maintenance and it is a private road for their purposes. We would expect that some new permit or arrangement be done to address multiple users of this road. In addition, the road permit is limited in width. No improvements to the roadway are currently permitted and there would need to be additional coordination and the completion of NEPA analysis if the improvements proposed by the Town are needed for the construction or delivery of the facilities proposed.
- 4) It appears that they are proposing to construct fencing along the forest boundary as well as a roadway very near the boundary. (Their site plan indicates Tonto NF and it should be Coconino NF). The forest would want to make sure they are required to survey the boundary prior to any construction activities and all construction including fence construction must occur from the Sanitary District property and not by driving on the National Forest. They should be required to construct the fence or install temporary construction fencing along the forest boundary to prevent any encroachment during construction.
- 5) We assume that there is not risk of the balloon drifting away from the site requiring potential access through the National Forest. There should be appropriate measures in place to ensure the balloon is secure at all times, with appropriate secondary measures.

We would recommend that STARA have a discussion with the Verde Ranger District staff to ensure there is not other potential interference with ranger station operations, such as communications equipment, (radio base stations and federal frequencies that are used from this site.)

Thank you for letting us comment on this proposal.

Judy  
JUDY ADAMS, Lands Team Leader  
Coconino National Forest  
Mailing: PO Box 20429, Sedona, AZ 86341  
Location: 8375 State Route 179, Sedona, AZ 86351  
phone (928) 203-7506  
fax (928) 203-7539  
email: [jadams05@fs.fed.us](mailto:jadams05@fs.fed.us)

*Effective January 10, 2010, Town offices are closed on Friday. Hours of operations are Monday - Thursday 7 am to 6 pm.*

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In addition, to ensure compliance with the Open Meeting Law, Council or Board Commission members who are recipients of this message should not forward it to other members of the Council or Board Commission of the Town of Camp Verde. Council Members or Board Commission members may reply to a staff member regarding this message, but they should not send a copy of a reply to other Council or Board Commission members.

## Jenna Owens

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**From:** Doug Powell <doug.powell@staratechnologies.com>  
**Sent:** Monday, December 13, 2010 11:25 AM  
**To:** Jenna Owens  
**Subject:** FW: Camp Verde Aerostat Proposal

**From:** Doug Powell  
**Sent:** Tuesday, November 30, 2010 2:38 PM  
**To:** 'jadams05@fs.fed.us'  
**Subject:** Camp Verde Aerostat Proposal

Judy,

I have looked at your questions and put together a response to each. I hope this ensures you that we are fully committed to working with all of the local agencies in making sure this project fits into the community.

- 1) We occasionally have aircraft land at the ranger station location during emergency and fire situations. We do not want the aerostat balloon to limit our abilities to have these operations at the ranger station when needed. We currently operate an identical site in Dateland AZ, where we work in conjunction with the Border Patrol and there air vehicles. We call between 6 and 72 hours in advance of the aerostat launch to the Border Patrol as well as the other agencies (AFSS, NOTAM) to make them aware of our aerostat schedule. The aerostat is tethered, and is thus, locked into a specific area where it can drift. We do not foresee any issues with the ranger station and its use of emergency aircraft when needed. We would also be able to bring down the aerostat in the event of an emergency, and the ranger station needed to land a larger aircraft.
- 2) There is National Forest land adjacent to this site. It is part of a grazing allotment and is open for public use. The use of this proposed site must not restrict any use or public access to National Forest lands in this area at any time. We do not foresee any restrictions to public access to the Forest lands. This site has been surveyed by Tim Hammes, and clearly marked. The fence that will be constructed will enclose the property that was surveyed by Mr. Hammes and nothing further.
- 3) The road access into the sanitary district is under permit through the National Forest to the Sanitary District. If there is going to be multiple users of this roadway, it may be more appropriate for them to form a road association and change the permit responsibility to that association. The Forest Service has received an application from the Town of Camp Verde to do improvements to the road and perhaps obtain the permit for the access road but at this time, the Sanitary District has responsibility for maintenance and it is a private road for their purposes. We would expect that some new permit or arrangement be done to address multiple users of this road. In addition, the road permit is limited in width. No improvements to the roadway are currently permitted and there would need to be additional coordination and the completion of NEPA analysis if the improvements proposed by the Town are needed for the construction or delivery of the facilities proposed. We have no issues with the road width at this present time. Once the initial site is developed, trailers, generators, etc., the road should only have limited traffic coming from our site. Daily SUVs and Pickup trucks would be using the road to access our site. The trainees would arrive in the morning and depart at night to their hotels. No NEPA survey is expected to be performed. If the Town decided to do improvements to the road, we would comply with any requirements needed at that time.
- 4) It appears that they are proposing to construct fencing along the forest boundary as well as a roadway very near the boundary. (Their site plan indicates Tonto NF and it should be Coconino NF). The forest would want to make sure they are required to survey the boundary prior to any construction activities and all construction including fence construction must occur from the Sanitary District property and not by driving on the National Forest. They should be required to construct the fence or install temporary construction fencing along the forest boundary to prevent any encroachment during construction. The site was surveyed by Mr. Tim Hammes, and the construction of the site fencing will occur on the site property.
- 5) We assume that there is not risk of the balloon drifting away from the site requiring potential access through the National Forest. There should be appropriate measures in place to ensure the balloon is secure at all times,

with appropriate secondary measures. The aerostat is securely tethered to a mooring station, and we have appropriate emergency measures in place should there be an event requiring the deflation of the aerostat.

We would recommend that STARA have a discussion with the Verde Ranger District staff to ensure there is no other potential interference with ranger station operations, such as communications equipment, (radio base stations and federal frequencies that are used from this site.) I would be available for discussion anytime with the Ranger Station personnel. My cell is 602-739-0348

If you have any additional questions, please feel free to call me.

Doug  
602-739-0348

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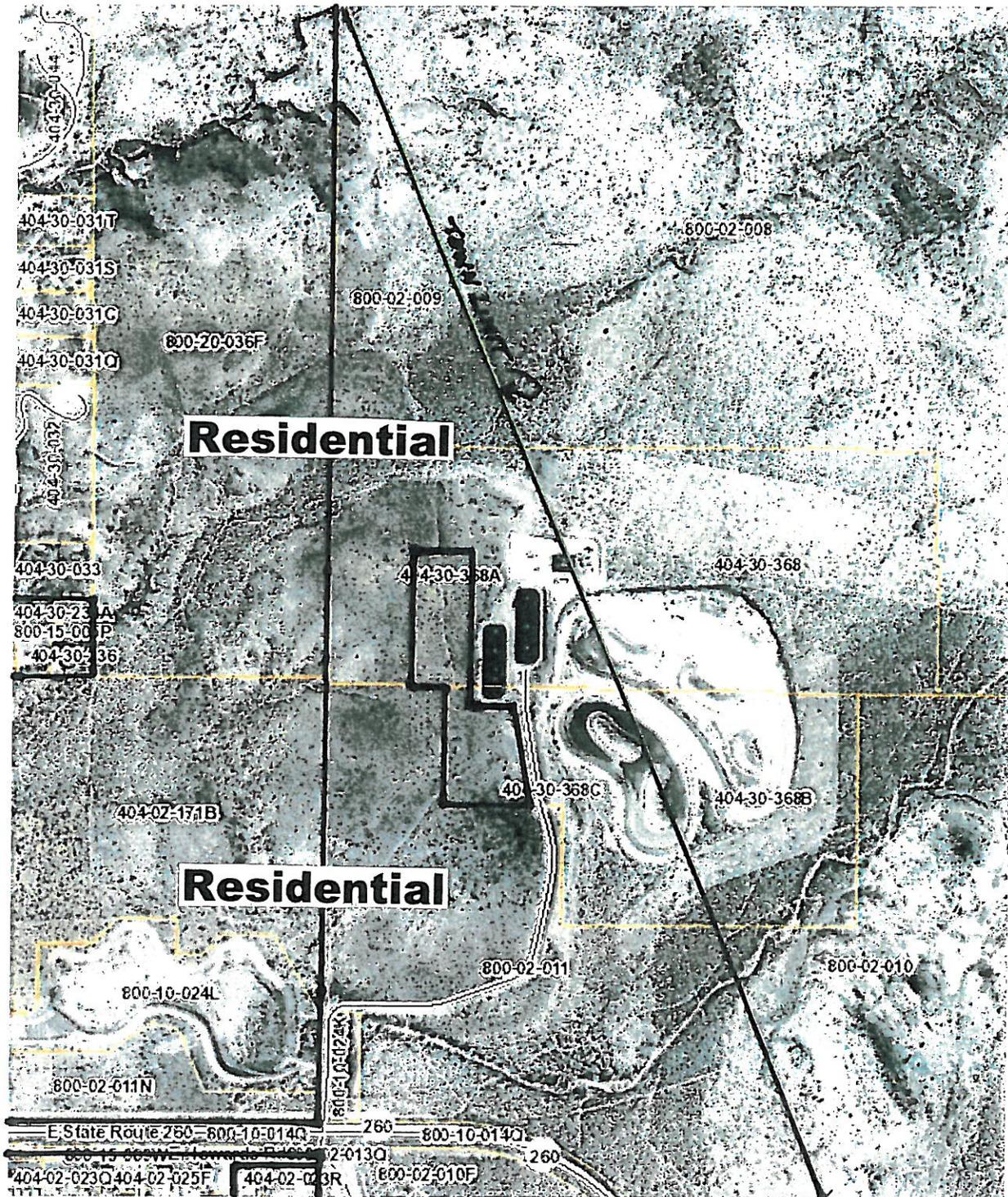
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Please consider our environment before printing this email. 

# LAND USE



**Commercial** ↗

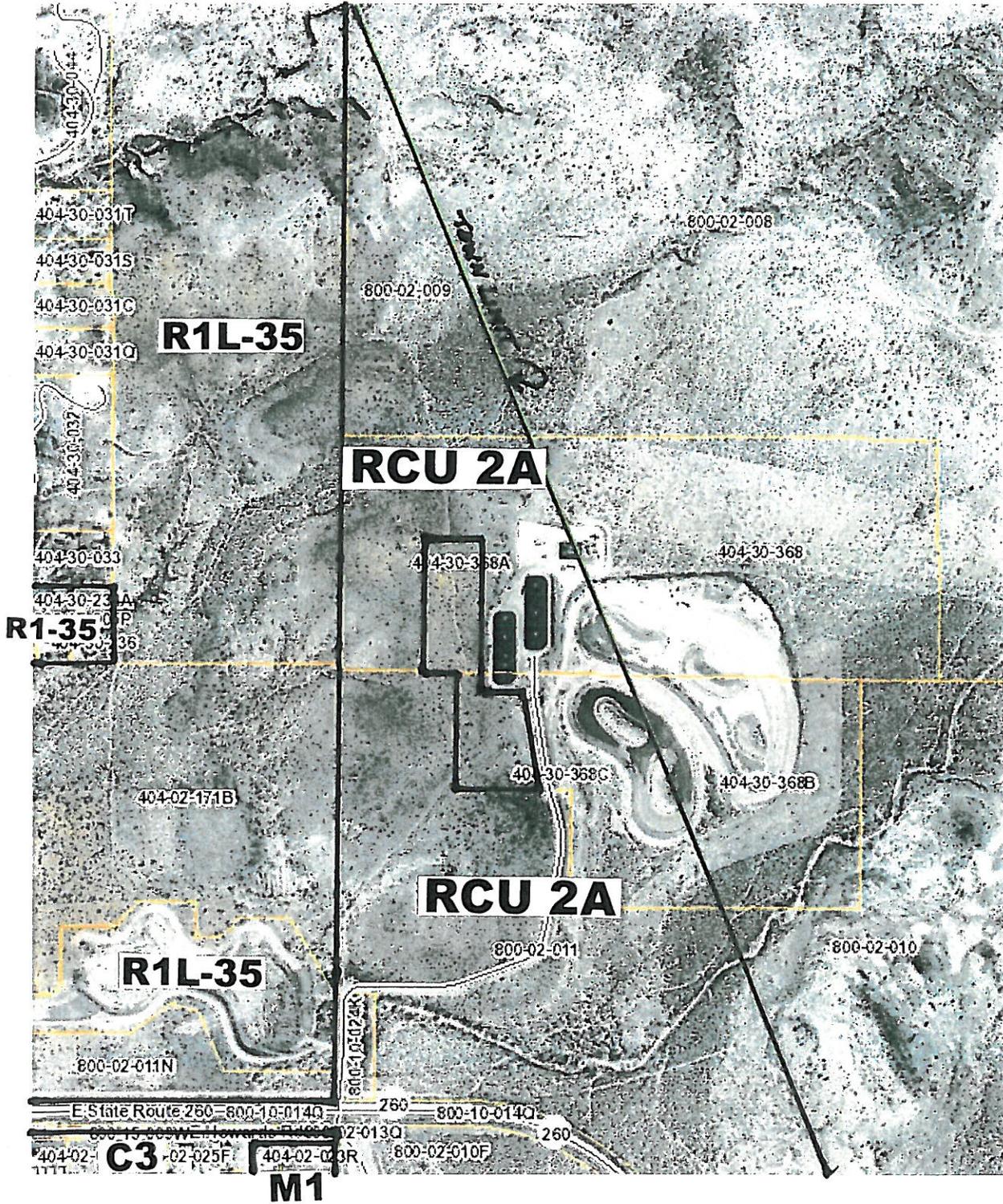
↖ **Industrial: General Limited**



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Map printed on: 10/4/2010

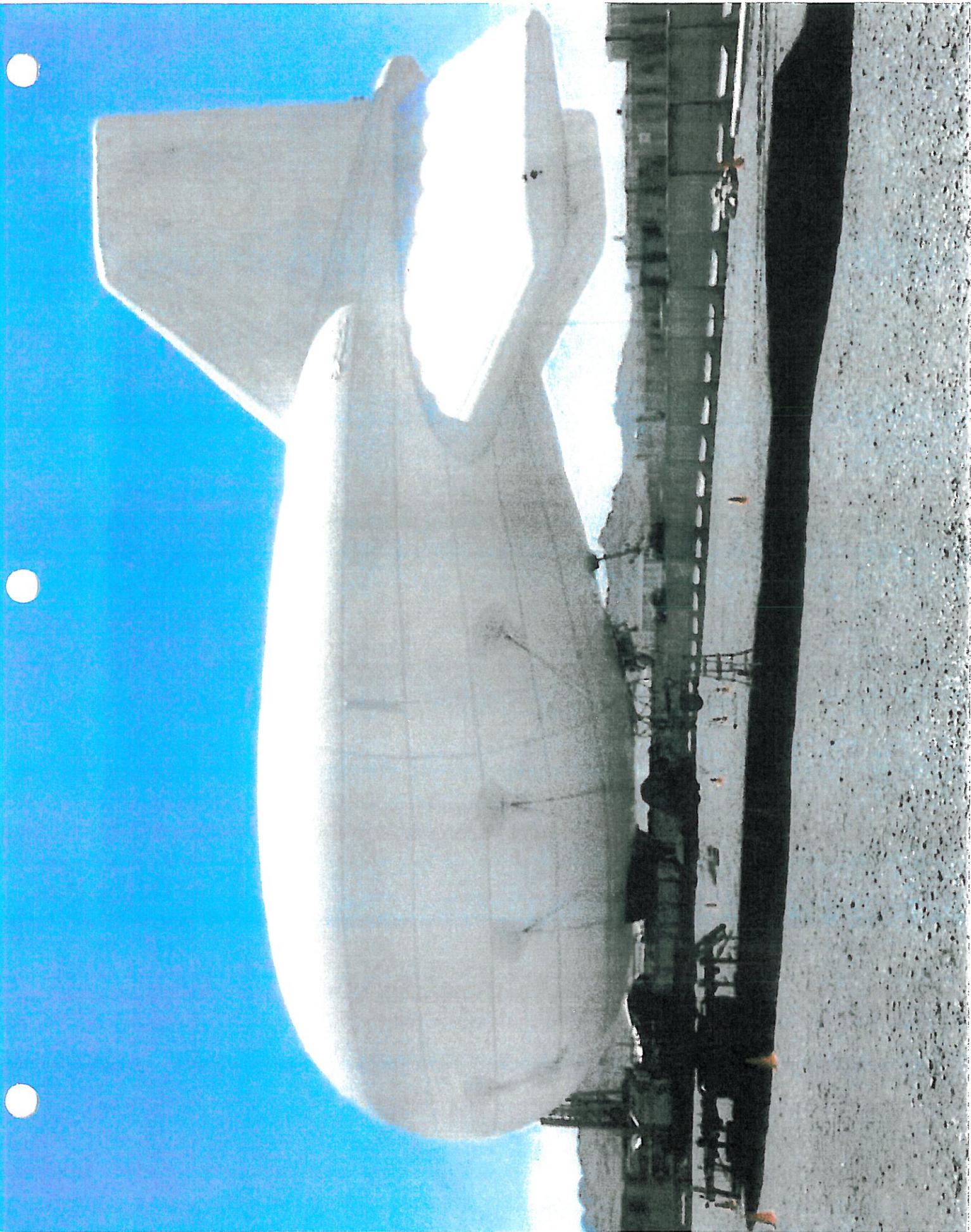
### ZONING MAP



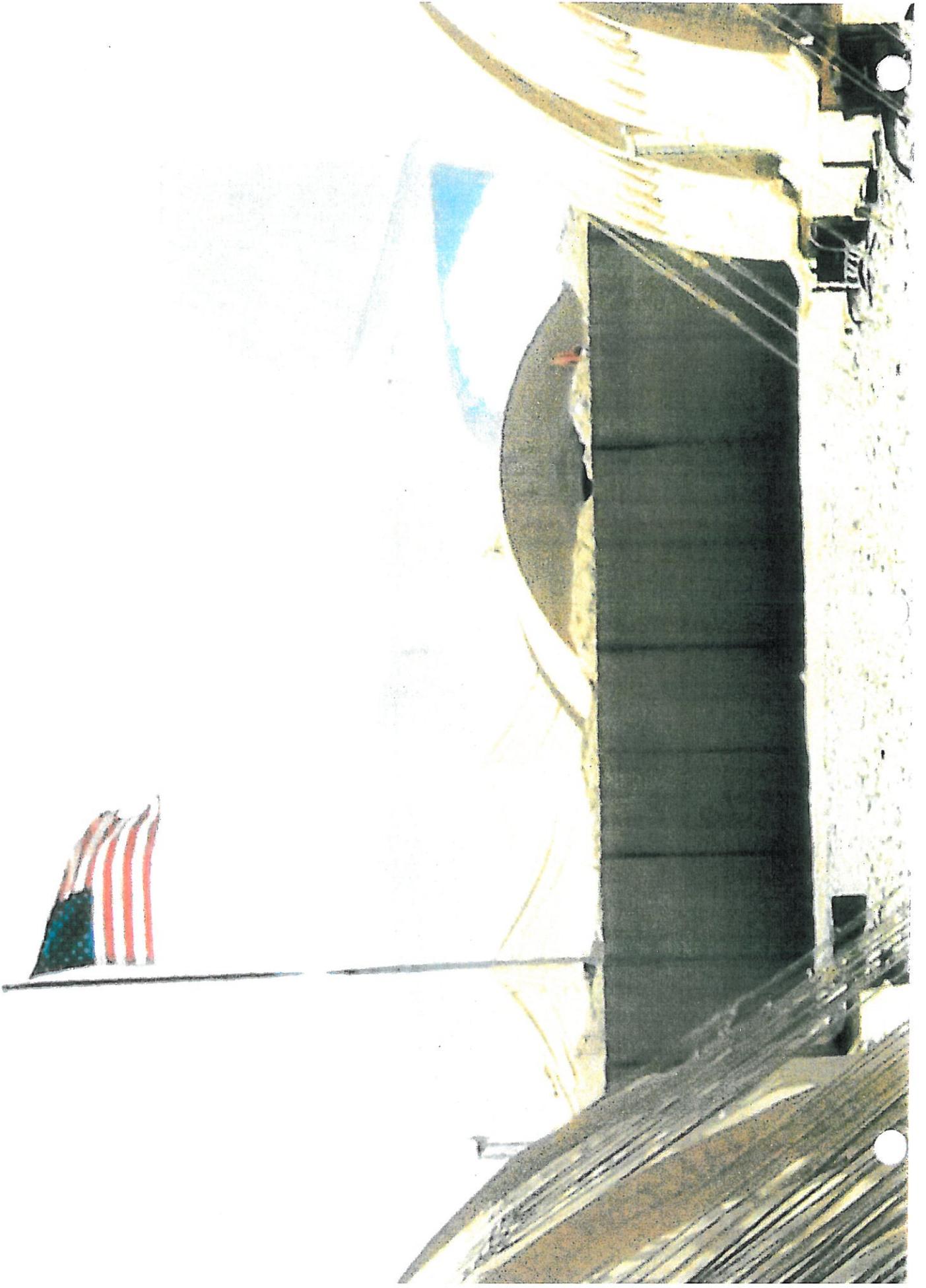
Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

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AEROSTAT BALLOON



SAMPLE OF BALLOON IN USE

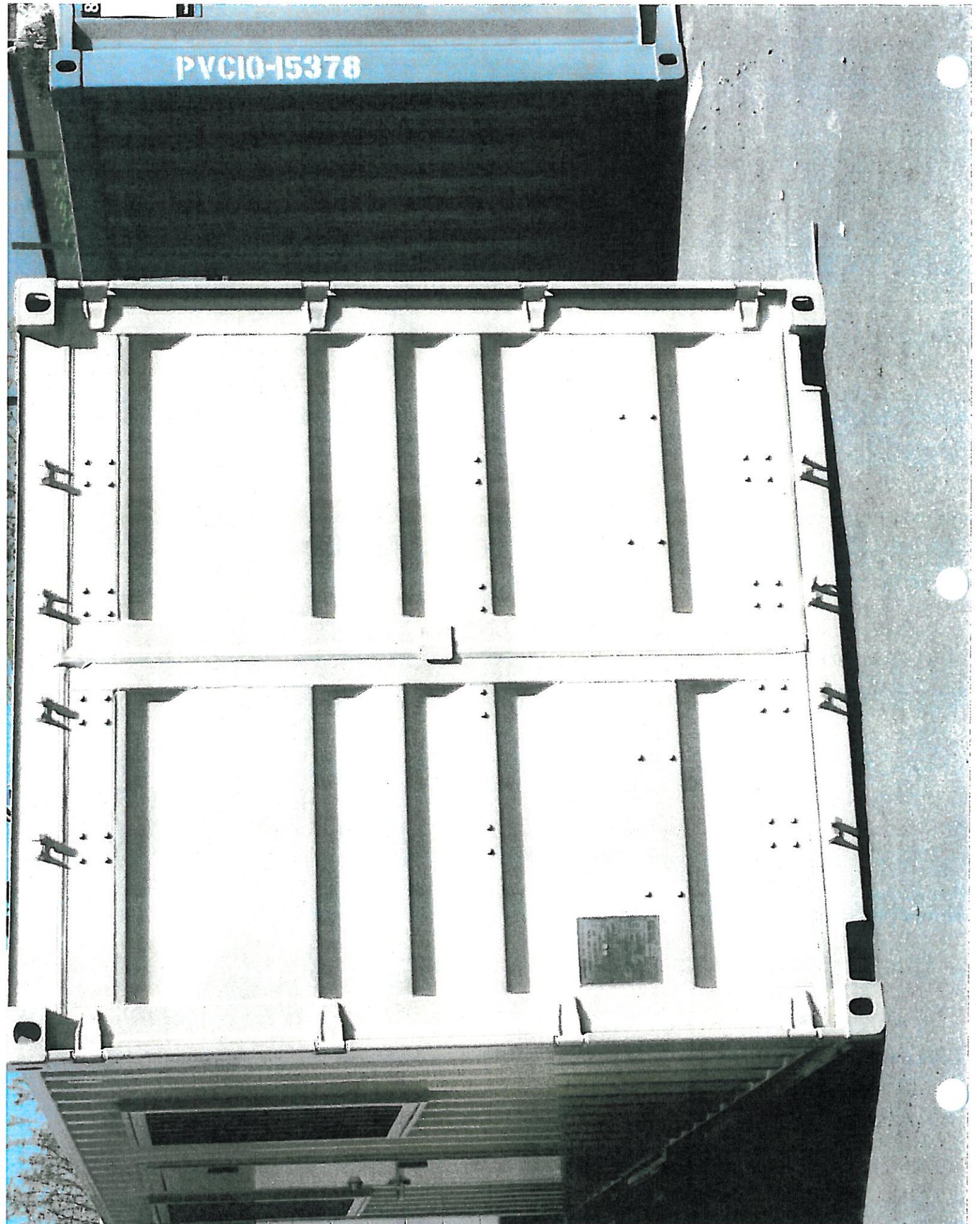


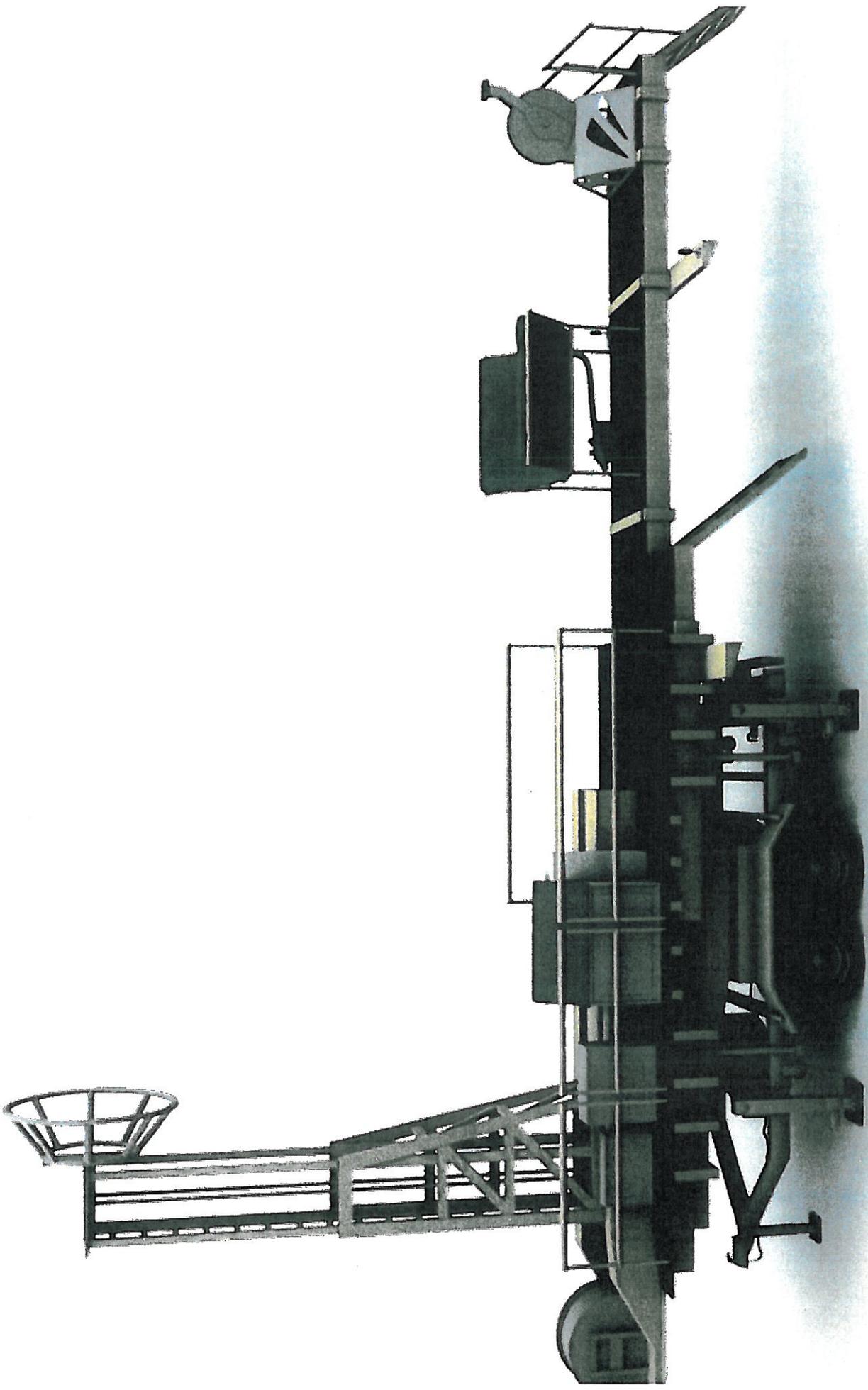
MOBILE OFFICE



OFFICE

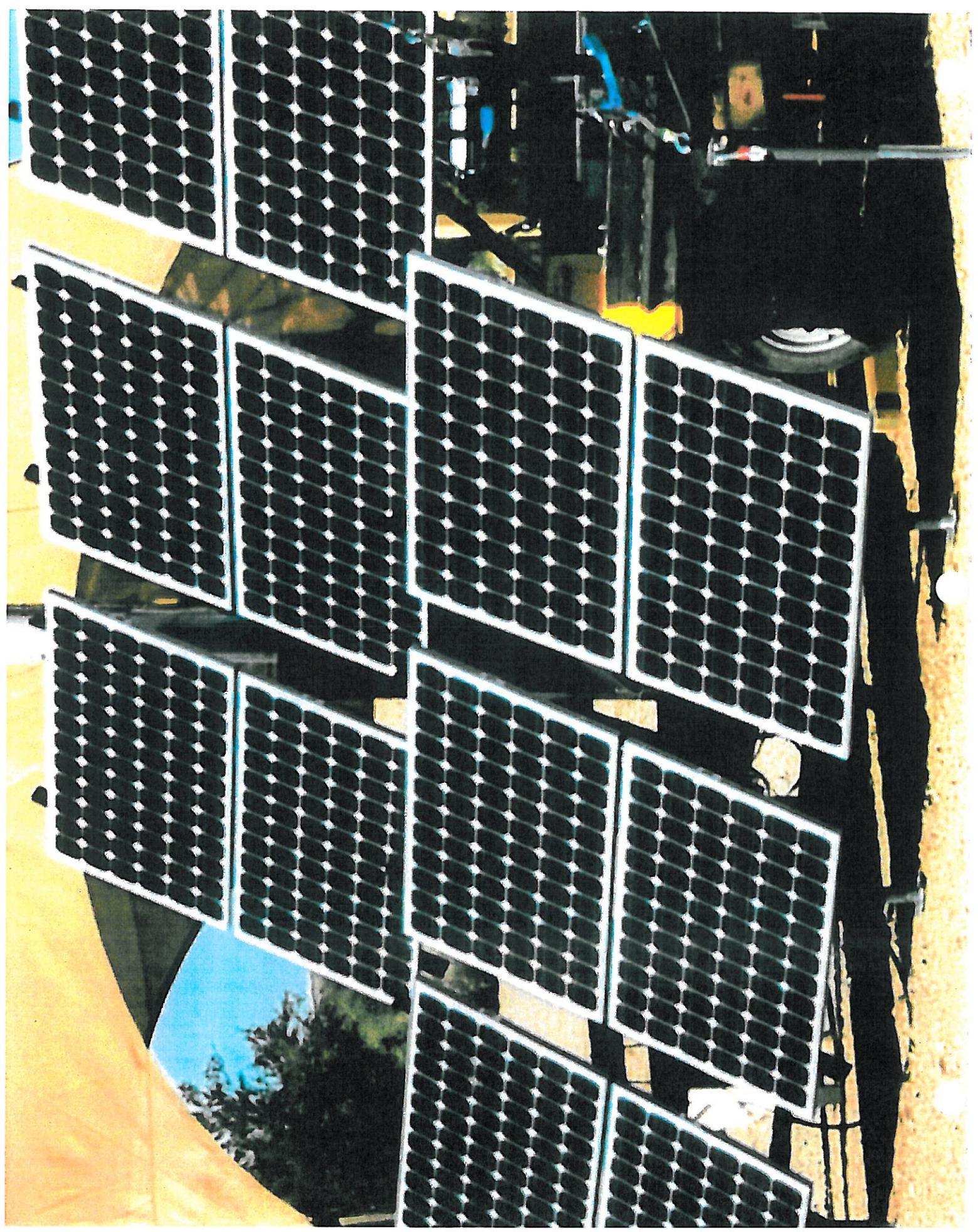
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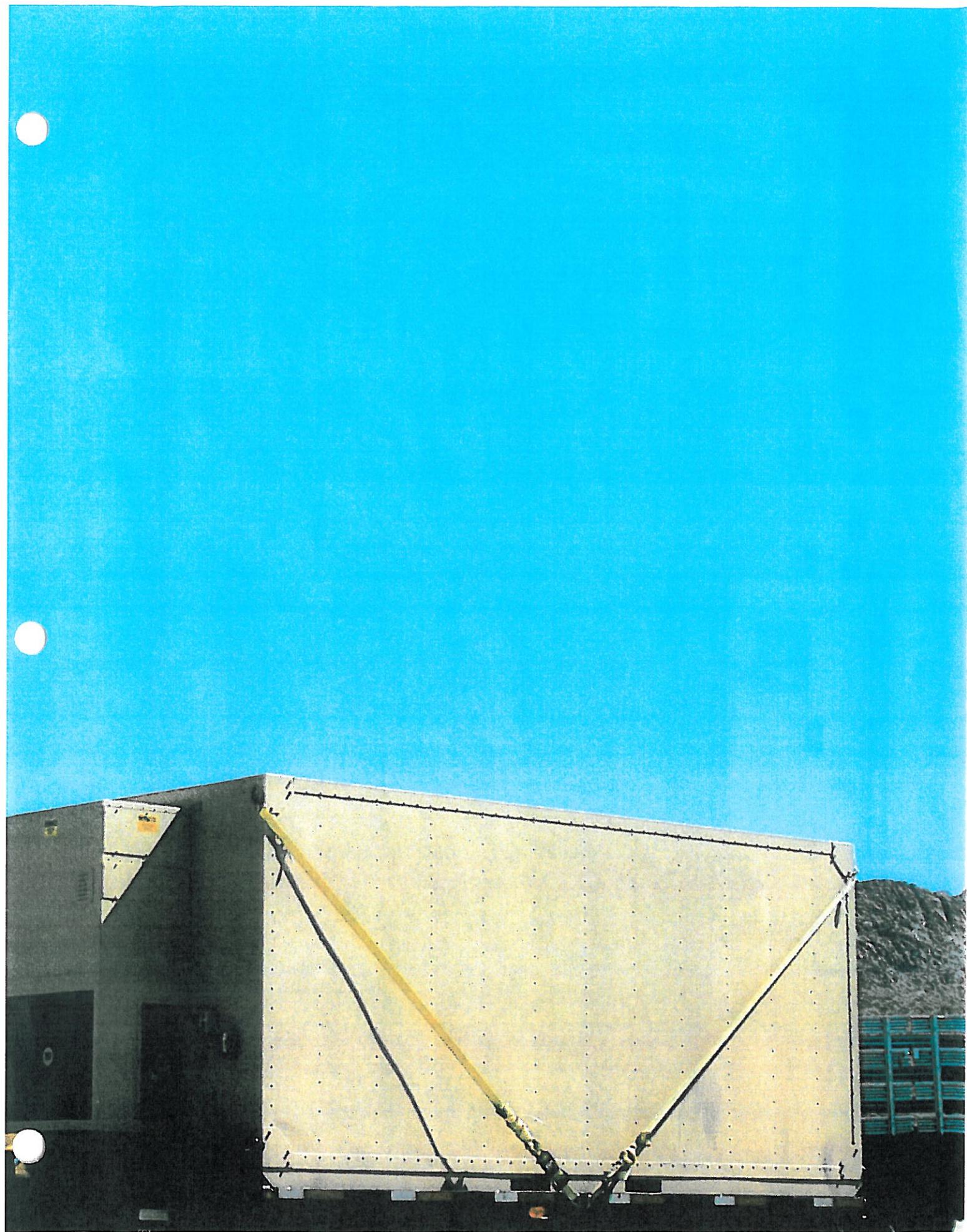




TRAILER

SOLAR PANELS ON TRAILER





GROUND STATION

GENERATOR

