

MINUTES DRAFT
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE
CAMP VERDE, AZ.
COUNCIL CHAMBERS SUITE #106
THURSDAY FEBRUARY 07, 2013
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 Norton, Vice Chairperson Blue, Commissioners Gordon, Freeman and Hough were present; Commissioners Hisrich and Parrish were absent.
3. **Pledge of Allegiance**
The Pledge was led by Hough.
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:**
01-03-2013 Regular Session
 - b. **Set Next Meeting, Date and Time:**
As NeededOn a motion by Gordon, seconded by Freeman, 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 application submitted by Mr. Adam Brixius of Clear Blue Services, agent for GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. This Use Permit application, if approved by the Town Council, will replace the current Use Permit to allow for the addition of a Wireless Tower at the Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.**
A motion by Freeman to recommend to Council approval of a Use Permit application submitted by Mr. Adam Brixius of Clear Creek Services, agent for GL & SF Green Revocable Trust, owners of Rancho Verde RV Park; this is a Use Permit application, if approved by the Town Council, will replace the current Use Permit to allow for the addition of a Wireless Tower at the Rancho Verde RV Park, following the recommendation of the Town of Camp Verde for a 10-year Permit, reviewable at the end of 5 years, **failed** for lack of a second.

On a motion by Hough, seconded by Blue, the Commission voted unanimously to recommend to Council approval of Item 6 on the Agenda, with a time limit of perpetual.

Staff Presentation

Asst. Planner Owens reviewed the background of the current Use Permit for the subject Park that was approved on September 24, 1997, with no time limit established. Pursuant to Town Code no changes or modifications may be made without approval of a new Use Permit. The change and modification to the current Use Permit is the requested addition of a Wireless Cell Tower on the property as shown on the newly submitted Site Plan, a

copy of which was included in the agenda packet. Staff has reviewed the Site Plan for compliance with the Planning & Zoning Ordinance RV Park standards and found that all requirements have been met per Section 306.C. The required neighborhood meeting was held on December 19, 2012; there were no concerns or objections from the various Town and County agencies.

Applicant's Statement

Adam Brixius, agent for the owners of Rancho Verde RV Park, said that there are no changes being requested, and he would be making his presentation in connection with the following Item 7.

Commission Discussion

A discussion followed the original motion made by Freeman, with Community Development Director Freeman noting that the request was for approval of the Use Permit in perpetuity and suggesting that the motion be revised. The Commissioners discussed the motion and the added revision. Owens pointed out that the Use Permit for the RV Park was separate from actually placing the tower on the site. The request is simply to allow the Park their privilege to have the wireless tower within the Park boundaries. Jenkins added that the new Use Permit is necessary because of the requested change to include the wireless tower. Freeman said he preferred to stand by his motion requiring a time limit of 10 years. Hough commented that the owners currently have perpetual use of the property as an RV Park, have done everything correctly, and he questioned imposing a time limit at this point. After further discussion, it was noted that although Blue had seconded the original motion, Freeman had added the revision, with no second. Chairperson Norton announced that the motion failed for lack of a second.

Hough then made his motion for approval of the Use Permit request. Freeman said he would go along with the motion for perpetuity, although in the past things have been done differently.

7. Public Hearing, Discussion and possible recommendation to Council on an application submitted by Mr. Adam Brixius and/or Mr. Andy Livingston, of Clear Blue Services, agents for AT&T Mobility, for a Use Permit to place a 90' Wireless Tower on property owned by GL & SF Green Revocable Trust, owners of Rancho Verde RV Park. The property is located on parcel 403-19-013V at 1488 W. Horseshoe Bend.

On a motion by Gordon, seconded by Hough, the Commission unanimously voted to recommend to Council approval on an application submitted by Mr. Adam Brixius and/or Mr. Andy Livingston, of Clear Blue Services, agents for AT&T Mobility, for a Use Permit to place a 90-foot Wireless Tower on property owned by GL & SF Green Revocable Trust, owners of Rancho Verde RV Park; per Part 8, Section 806.1.d.this Use Permit is good for ten (10) years with Town Council review in five (5) years; the property is located on Parcel 403-19-013V at 1488 W. Horseshoe Bend. The following conditions of approval are as follows:

1. That the Tower will be a mono-pine or other stealth treatment;
2. Per Part 8, Section 802 (General Provisions), Item 2.d of the Planning & Zoning Ordinance, it states: "Proposed antenna facilities, including concealed antennas shall be designed to accommodate not only equipment for the applicant's use, but also for the collocation for at least one additional wireless communications provider for every 30' of height proposed. The Town Council may reduce the required shared capacity, if a facility necessary to provide for such collocation, adversely alters the area's visual character."
3. Per Part 8, Section 802, Item 12 of the Planning & Zoning Ordinance it states: "Camp Verde Fire Department and Camp Verde Marshal's Office shall have access to the exterior and interior via keys or other method in case of emergency."
4. Per Part 8, Section 810 (Reclamation Plan) the applicant will be required to make all Reclamation Plan Submittals to the Community Development Department with the building permit plans after the Use Permit has been approved. The Community

Development Department will review the Reclamation Plan Submittal and once approved the Department will set up a one-time Financial Assurance amount to be prorated over 20 years. Staff is requesting that the Town Council allow for a one-time Financial Assurance to be determined by the staff and established prior to the Building Permit being issued for the Tower structure.

Staff Presentation

Community Development Director Jenkins reviewed in detail the purpose and intent of the Town Ordinance under Part Eight that sets forth the Wireless Communication Facility requirements. Those requirements address protecting the public health, safety, welfare and citizens' properties, the authority of the Telecommunications Act of 1996, height restrictions, location of the facility, and concealed sites. Staff has reviewed the applicant's submittal package, the intent of which is to provide residential service to the subject area, as well as providing coverage along a portion of I-17, a one-half mile to the East. Displaying maps and drawings, Jenkins noted that the site promulgation maps provided by the applicant illustrated the effects of coverage with and without the proposed wireless tower.

Jenkins outlined staff's thorough evaluation of other possible locations, including the Town Street Yard. The resulting analysis of staff is that it would appear that, based on engineering provided by AT&T and practical purposes, the proposed tower placement is in the best location for the most effective coverage. That would therefore require fewer towers, which is the intent of the Ordinance. Jenkins also displayed an example of a mono-pine, or stealth-type tower.

Applicant's Statement

Adam Brixius, agent for AT&T Mobility, gave a Power Point presentation on the proposed placement of the wireless tower, explaining that they have been working on the site for five months, why it was chosen, and keeping the Community Development Department up to date on the research, including visits by AT&T. He displayed examples of the types of stealth towers, noting that effort is made to try to match the trees that are in the area. Mr. Brixius said that their facility can also be used by other providers, and commented on the need for wireless capability, including 911 calls. He displayed maps and charts showing that the proposed site and height of the tower would provide the most effective coverage. As for the request for the Use Permit in perpetuity, Mr. Brixius said it was understood that if at any time the facility would be out of compliance, the Use Permit could be immediately voided.

Commission Discussion

In response to a question, Jenkins explained that permission for other carriers to also use the facility would be granted through administrative review pursuant to Town Code. There was some concern expressed regarding assurance that some kind of camouflage for the tower will be required as a condition of approval. Hough pointed out a possible discrepancy on the land use application; the word "owner" should be replaced by "agent." Gordon addressed the letter from Sharon Lara regarding the issue of cancer, and cited an American Cancer Society article that basically states that most scientists agree that cell phone towers are unlikely to cause cancer.

Norton said he wanted to note that at the neighborhood meeting two people showed up; one was a reporter and the other was the son of the landowner who was in support of the project.

Prior to the Commission taking action, Jenkins said that staff has requested that any motion include a provision to allow staff to calculate a one-time financial assurance amount for the reclamation of the site, prorated over a 20-year period. There was no further discussion.

8. Call to the Public for Items not on the Agenda

There was no public input.

9. Commission Informational Reports:

There were no Commission informational reports.

10. Staff

There was no staff report.

11. **Adjournment**

On a motion by Hough, seconded by Gordon, the meeting was adjourned 7:24 p.m.

Chip Norton, 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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 7th day of February 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2013.

Margaret Harper, Recording Secretary