



AGENDA
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY FEBRUARY 4, 2016
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:**
January 7th, 2016 – Regular Session
January 14th, 2016 – Special Session
 - b. **Set Next Meeting, Date and Time:**
February 18th, 2016 – Special Session (General Plan) (6:30PM)
March 3rd, 2016 – Regular Session (6:30PM)
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. **Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150388, an application submitted by Mr. Reg Destree of Destree Development, agent for 407-09-011 South Property LLC, owner of parcel 407-09-160A, which is 10.00 acres. The property owner is requesting a Use Permit to place an eighty foot (80'), multi-carrier, monopole, wireless tower, owned by SBA Communications, on parcel 407-09-160A, located in Camp Verde, Yavapai County, Arizona. A transmitter station and tower for automatic transmitting is an allowed use under the M1 (Industrial: General) Zoning District in the current Planning & Zoning Ordinance with a Use Permit. All Use Permit approvals for a new wireless communication facilities, if granted, shall be granted for a maximum period of ten (10) years. – Resource: Community Development Director Michael Jenkins**
 1. **Staff Presentation**
 2. **Declare PUBLIC HEARING OPEN**
Call for APPLICANT'S STATEMENT
Call for COMMENT FROM OTHER PERSONS (either in favor or against)
Call for APPLICANT'S REBUTTAL (if appropriate)
 3. **Declare PUBLIC HEARING CLOSED**
Call for Commission DISCUSSION (may ask questions of applicant)
Call for STAFF COMMENTS
Call for MOTION
Call for DISCUSSION OF MOTION
Call for QUESTION
ANNOUNCE ACTION TAKEN with Findings of Fact

There Will Be No Public Input On The Following Items:

7. Current Events

(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.)

8. Staff Comments

9. 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:



Date/Time:

1/28/16 3:00pm

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

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.

DRAFT MINUTES
Regular Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JANUARY 7, 2016
6:30 PM

1. Call To Order

Vice Chairman Freeman called the meeting to order at 6:31 pm.

2. Roll Call

Present is Vice Chairman Freeman, Commissioners Hisrich, Norton and Burnside. Chairman Davis, and Commissioners Blue and Parrish are absent. Also present is Assistant Planner Kendall Welch and Recording Secretary Marie Moore.

Vice Chairman Freeman requested a five minute recess as Chairman Davis is running late.

Chairman Davis joined the meeting at 6:33 pm.

Also joining the meeting at that time is Community Development Director Michael Jenkins, and Town Clerk Virginia Jones.

3. Pledge Of Allegiance

Chairman Davis led the pledge.

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:

December 3, 2015 – Special Session

December 10, 2015 – General Plan Work Session

b. Set Next Meeting, Date and Time:

January 14, 2016 – 6:00PM, General Plan Work Session (If Needed)

February 4, 2016 – 6:30PM, Special Session

On a motion by Vice Chairman Freeman, seconded by Norton, Commission voted unanimously to pass the consent agenda as presented.

5. Call To The Public For Items Not On The Agenda

No matters were brought before the commission.

6. Election of Officers

Commissioner Hisrich nominated Chairman Davis to remain as Chairman. Chairman Davis accepted the nomination. Hearing no other nominations, Commission voted unanimously that Chairman Davis is to remain Chairman of the Planning & Zoning Commission.

Commissioner Norton nominated Commissioner Burnside for Vice Chairman. Vice Chairman Freeman seconded the nomination. Commissioner Burnside accepted the nomination. Hearing no other nominations, Commission voted unanimously to elect Commissioner Burnside as Vice Chairman of the Planning & Zoning Commission.

Chairman Davis gave a brief outline to the Commission regarding how the election process would proceed. Chairman Davis notified the Commission that he had been contacted by Commissioner Blue, who stated that he would be unable to make tonight's meeting. Davis stated that Blue's recommendation for nominations were as follows: Chairman Davis to remain as Chairman and

Commissioner Burnside to be elected as Vice Chairman. Davis also clarified to the Commission that these are only opinions, and do not count as official votes since Commissioner Blue is not in attendance.

7. Discussion and Update of General Plan Schedule. – Resource: Commissioner Davis

At 6:38 pm, Commissioner Hisrich informed the Commission of a family emergency and stated that he needed to leave the meeting. A quorum of the Planning & Zoning Commission remains, and the meeting will continue in his absence.

Chairman Davis discussed the upcoming schedule regarding public meeting dates. Davis indicated that he would like to shorten the public presentations to approximately 30 minutes and allow for a question and answer session afterwards, which would then allow there to be 8 meetings for public input rather than 4. Commissioner Norton agreed with the benefit of having 8 meetings. Norton questioned the Council meeting set for January 13th, 2016. Davis indicated that the Agenda for Council is already full and that the Town Clerk is attempting to make room on the agenda for the item to be heard.

Vice Chairman Burnside indicated he feels the Commission has met their obligations and hopes Council will accommodate the process necessary for the General Plan to move forward. Burnside also expressed he wants to make sure the public is notified and their opinions are heard and requested some time to address issues brought forth between the public meetings and suggested that previous questions and answers are posted to keep from the same questions getting asked at following meetings. Additionally, Burnside requested the subcommittee be recognized and thanked for the effort they have put forth towards the General Plan update.

Commissioner Freeman expressed he feels it is imperative that a location list is started soon that consists of 6 or 8 confirmed meeting places. Chairman Davis stated that Mayor German has already confirmed locations at this point. Commissioner Freeman asked that the locations be double checked to make sure that no one is excluded from the list. Chairman Davis stated he will send the list out to all Commissioners for review. Davis also indicated that the days and times are not set specifically and can be changed. Davis requested that if a meeting is to take place at a local Church, the doors are to be open to the entire community, not just the specific congregation of the Church.

Vice Chairman Burnside indicated that if a joint work session is to happen with Council and the Commission, a consensus can only be achieved and there has to be quorum of Commission members in attendance. Chairman Davis stated that the intent of the joint meeting is an informational meeting rather than a decision making meeting and during previous meetings, the Mayor has run the meeting and Commission members have acted as a guest, therefore, no quorum is necessary.

8. Discussion, Public Input, and Commission Consensus on Chapter 1: Introduction, Chapter 2: History & Culture, and Chapter 3: Land Use & Character Areas. – Resource: Community Development Director Michael Jenkins

It is the consensus of the Commission to make the requested changes to pages 11, 24, 33, and 160. It also is the consensus of the Commission to add the 260 Annexation and Entertainment District Maps to the Land Use element of the General Plan.

Assistant Planner Kendell Welch stated that at the end of the last meeting, it was the consensus of the Commission to go back and look at elements within the Introduction that do not belong. Per this direction from the Commission at the last General Plan Work Session, Assistant Planner Kendall Welch summarized all of the changes made to the document in order to facilitate this request.

Vice Chairman Burnside requested the first sentence on Page 11 be reversed to read "For the first time the Town of Camp Verde 2016 General Plan also presents "Character Areas" within the Chapter 3 – Land Use element."

Assistant Planner Kendall Welch stated that Staff recommends adding a map of the Entertainment District to the Land Use element of the General Plan, as well as a map of the 260 Annexation. Commissioner Freeman stated he felt it would be beneficial to add the map. Chairman Davis suggested adding both maps at the end of the Land Use element to avoid possible disruptions with the flow of the text.

Community Development Director Mike Jenkins added that Staff is also recommending to strike the Historical Town Site paragraph on page 33 due to the fact that there is no record of the area being officially designated. Subcommittee member Tony Gioia indicated that the first General Plan Committee named the area, but Council never took action on the matter. Vice Chairman Burnside questioned Mr. Gioia and Staff regarding a recorded documented township plaque. Jenkins indicated that there is a Town Site Map which was submitted to the State and although it is the oldest designation document, it does not make it official.

Commissioner Norton stated that there was a grammatical error, sentence fragment on page 24 as well as a typo on page 160, and requested Figure 11.1 read "Water Demand in 2012/2013 (Acre-Feet).

Chairman Davis asked Subcommittee member Kathy Davis to help review the draft document for consistency and potential grammatical errors.

Assistant Planner Welch also indicated that staff is still waiting on the trails map to be completed in order to be able to carry that information across to each individual character area reference chart.

9. Discussion, Public Input, and Commission Consensus on Status of Remaining General Plan Items including: Trails Map, Public Facilities Map, Points of Interest Map, etc. – Resource: Community Development Director Michael Jenkins

Assistant Planner Kendall Welch reviewed the revised Water Resources Map with the Commission. Chairman Davis requested the legend be enlarged on the map. Welch indicated the maps are currently formatted for large scale printing, and they will be reformatted for insertion into the General Plan at a later date in time. Welch also added that Staff is still working on Public Facilities and Points of Interest maps. Welch explained that the old Public Facilities Map included areas within the Yavapai Apache Nation and questioned how the Commission would like to address those facilities. Chairman Davis expressed that if the facilities are truly open to the public, they should be included. Subcommittee member Tony Gioia indicated that there are inter-agency agreements, which is why the public facilities were included and should continue to be listed on the map. Chairman Davis indicated the General Plan will be sent to the Yavapai Apache Nation for review and they would notify the town if there is a problem with any information included regarding their entity. Commissioner Norton indicated that if there are trails that are included that Yavapai Apache Nation doesn't want listed they can update as necessary.

Staff requested that Subcommittee member, Tony Gioia, address the Commission regarding the status of the Trails Map as he has done substantial research on the matter. Mr. Gioia explained that he has had help from a few other community members and have found some discrepancies in the current draft map. Gioia explained that currently there is only an analog version of the map available and he has physically checked trails as well as worked with the US Forest Service to obtain accurate on the trails. Chairman Davis indicated that he feels accuracy is important, but cautioned that it should be remembered that the map is not to be used as a hiking map but rather an informational source as to what is available in the area. Gioia explained that the US Forest Service will be providing a digital base layer map and are currently awaiting information regarding the Coconino National Forest area. Gioia recommended the Commission include the currently adopted (2004) map for the 60-day review with a disclaimer that a digital map will be included in the future. Commissioner Norton requested clarification that the only issue is transposing the map from analog to digital or if there are issues with the US Forest Service. Gioia stated that due to the fact that he hasn't spoken with GIS, he is unsure if there are deeper issues than transposing the map. Gioia did indicate that there are trails listed on the current map that the US Forest Service have stated are physically impossible.

Vice Chairman Burnside questioned the date of creation on the current map and indicated he feels that the Commission should not be telling the public not to use the map but use the digital version. Gioia clarified that he is not stating that this shouldn't be used but rather disclaimers should be clear as to the accuracy of the map.

Chairman Davis questioned if a new map is achieved after August when the plan has been adopted, can the map be included after. Community Development Director Mike Jenkins explained that scenario is possible, however it would require an amendment to the plan.

Subcommittee member Kathy Davis stated that the map is 12 years old feels that it should be referenced that a digital map will be included once available and recommend the public reference

the available maps from the US Forest Service or National Geographic.

After further discussion from Commission members, subcommittee members and staff, it is the consensus that the current map (2004) will be inserted into the draft General Plan with appropriate disclaimers as to the accuracy and use as general information only. Staff and Subcommittee members will be given more time to receive the digital base layer maps from the US Forest Service.

Assistant Planner Welch cautioned the Commission that a digital copy of the current (2004) map does not exist, and that graphic quality may not be of professional quality, especially if the graphic is reproduced multiple times.

10. Discussion, Public Input, and Commission Consensus on Chapters 4 – Appendix of Town of Camp Verde 2016 General Plan, Working Draft #1 dated January 4, 2016. – Resource: Community Development Director Michael Jenkins

Assistant Planner Kendall Welch explained to the Commission that this item has been included on the Agenda to allow Commission to discuss any other issues they may have in the working draft copy of the General Plan.

Commissioner Norton again pointed out a typo error on page 160.

Vice Chairman Burnside questioned if the last item on the yellow sheet list had already been completed, which states: Ask U.S. Forest Service, Yavapai- Apache Nation or others if they would like a special presentation. Chairman Davis stated that item has not been entirely completed, but will be in the very near future. Chairman Davis also suggested the new Chamber of Commerce be included in the option for a special presentation.

Commissioner Freeman suggested staff contact the individuals listed on the acknowledgment page for their input.

There Will Be No Public Input On The Following Items:

11. Current Events

Chairman Davis congratulated and welcomed the newly appointed Commissioner Teresa Helm who is replacing Commissioner Parrish.

12. Staff Comments

Assistant Planner Kendall Welch stated she has talked to various residents and community members around Town regarding pictures that can be included in the General Plan. Welch stated they may be an opportunity to get additional community involvement.

13. Adjournment

On a motion by Burnside, seconded by Norton, the meeting adjourned at 7:59 pm.

Chairman B.J. Davis
Planning & Zoning Commission

Michael Jenkins
Community Development Director

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 Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona held on the 7th day of January, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2016.

Marie Moore - Recording Secretary

DRAFT MINUTES
Special Session
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS STE. 106
THURSDAY JANUARY 14, 2016
6:30 PM

1. Call To Order

Chairman Davis called the meeting to order at 6:30 pm.

2. Roll Call

Chairman Davis, Vice Chairman Burnside, Commissioners Blue, Freeman, Helm, Hisrich and Norton are present.

Also Present: Community Development Director Mike Jenkins, Assistant Planner Kendall Welch and Recording Secretary Marie Moore.

3. Pledge Of Allegiance

Chairman Davis welcomed Commissioner Helm to the Planning & Zoning Commission. Commissioner Helm led the pledge.

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:**
- b. Set Next Meeting, Date and Time:**

There were no items on the consent agenda.

5. Call To The Public For Items Not On The Agenda

There was no public comment.

6. Special Announcements and Presentations

- General Appreciation with Special Thanks To Sub-Committee Members

On a motion by Chairman Davis, seconded by Commissioner Norton, the Commission unanimously recommended that Town Council acknowledge the work that "Community Members and Subcommittee Volunteers" have provided during the General Plan Update, with Special Appreciation given to Kathy Davis, Tony Gioia, and Brenda Hauser for their contributions, hard work and dedication.

Chairman Davis stated that he would like to have Town Council recognize and thank the subcommittee members for all of their contributions, hard work, and dedication, as well as provide special thanks to Kathy Davis, Tony Gioia, and Brenda Hauser for their consistent dedication.

Vice Chairman Burnside stated that he would like to see the "subcommittee members" listed separate from the "community members" listed on the acknowledgement page of the draft general plan.

After a brief discussion, Commission agreed they would like the list found on the Acknowledgement Page (Page 2) to read "Community Members and Subcommittee Volunteers".

7. Discussion and Possible Approval of the Town of Camp Verde 2016 General Plan Working Draft #1, dated January 11th, 2016, for Distribution to various Planning Agencies and Organizations for a sixty (60) day review period as mandated by ARS §9-461.06 Item D.

– Resource: Community Development Director Michael Jenkins/Chairman Davis

On a an amended motion by Norton, seconded by Blue, Commission approves the Town of Camp Verde 2016 General Plan Working Draft #1, dated January 11th, 2015, for Distribution to various Planning Agencies and Organizations for a sixty (60) day review period as mandated by ARS §9-461.06 Item D with the amendment of Page 15 of the introduction to Chapter 2, History and Culture to replace the term “Euro-Americans” with the term “non-native settlers” and removal of the word “Anglo”. All Commissioners are in favor and the motion passes unanimously.

On a motion by Norton, seconded by Blue, Commission approves the Town of Camp Verde 2016 General Plan Working Draft #1, dated January 11th, 2015, for Distribution to various Planning Agencies and Organizations for a sixty (60) day review period as mandated by ARS §9-461.06 Item D. Vice Chairman Burnside is in favor. Chairman Davis, Commissioners Blue, Freeman, Helm, Hisrich and Norton are against. Motion fails, 6-1.

Chairman Davis made a brief statement indicating that the reason for tonight’s meeting was to give Community Development Staff direction to move forward with releasing the draft General Plan for 60-day review. Chairman Davis also clarified with Commission that Council is included during the 60-day review period.

Assistant Planner Kendall Welch gave the Commission a brief overview of final changes that had been made to the draft General Plan document since the Commission’s last meeting on January 7th, 2016. Welch also explained that Community Development Staff had received the draft “Public Facilities Map”, and draft “Points of Interest & Recreation Map” back from Yavapai County for the Commission’s review. Welch also provided the Commission with an overview of the process Staff will follow during the review period, including the number of people who are being notified of the 60-day review as well as the remaining individuals that will be notified during the 30-day review period.

Assistant Planner Kendall Welch also explained that the 60-day review period is used to provide feedback in writing which is then compiled for Commission to review. To prevent inundating the Commission, there will be a mid-process check in on February 18th, 2016 for Commission to begin reviewing comments received. Welch also explained that written comments are due no later than March 15th, 2016 at 5:00 PM, and that the Commission will again meet on March 17th, 2016 to review any remaining comments. Welch also reminded the Commission that they are included in the 60-day review period as well.

Commissioner Hisrich stated a concern regarding the terms used to describe people within the Chapter 2 – History & Culture element. Chairman Davis and Commissioner Freeman both agreed with Commissioner Hisrich.

Commissioner Norton made a motion to approve the Town of Camp Verde 2016 General Plan Working Draft #1, dated January 11th, 2016, for Distribution to various Planning Agencies and Organizations for a sixty (60) day review period as mandated by ARS §9-461.06 Item D. The motion was seconded by Commissioner Blue

Subcommittee member Tony Gioia also expressed his agreement with Commissioner Hisrich and stated that there was a strong Hispanic influence in the area that played an integral part in the Town’s history that should be acknowledged. Commission discussed possible replacement terms and it was the consensus of the Commission to use the term “non-native settlers” in lieu of “Euro-Americans” as well as remove the word “Anglo” from the paragraph in question on page 15.

Commissioner Norton amended his original motion to approve the Town of Camp Verde 2016 General Plan Working Draft #1, dated January 11th, 2016, for Distribution to various Planning Agencies and Organizations for a sixty (60) day review period as mandated by ARS §9-461.06 Item D, with the amendment of Page 15 of the Introduction to Chapter 2, History and Culture, to replace the term “Euro-Americans” with the term “non-native settlers” and removal of the word “Anglo”.

8. Update and Discussion on General Plan Schedule. – Resource: Chairman Davis

Commission reviewed the updated General Plan Schedule. Chairman Davis explained that currently there are tentative meetings set at two local churches. January 30, 2016 at 10:00 am at the Camp Verde Baptist Church and on February 2nd at the Calvary Chapel with no definitive time set.

Assistant Planner Kendall Welch informed the Commission that the Chamber of Commerce would

like to host a meeting at 8:30 am on March 3rd at the Denny's Restaurant in Camp Verde. Chairman Davis recommended the meeting occur at a different location than Denny's in order to avoid occupying a majority of the restaurant.

Chairman Davis requested a Town Hall meeting be tentatively scheduled for January 23rd, 2016 at 10:00 AM and on January 28th, 2016 at 6:00 PM. Chairman Davis also requested that the Commissioners notify either himself or Assistant Planner Kendall Welch of which meeting(s) they plan to attend. Chairman Davis directed Assistant Planner Kendall Welch to assemble a public notice of the meeting locations, dates and times by January 19, 2016. Commissioner Freeman requested that meetings be held in different locations all over the Town and not just in a singular location.

Vice Chairman Burnside questioned why the Post Office posting location had been removed. Assistant Planner Kendall Welch advised that she had been informed by the Town Clerk that we are no longer allowed to post agenda's, notices, etc. at the Post Office due to their regulations. Welch informed the Commission that as an alternative to the Post Office, the Community Library may be used.

Vice Mayor and Camp Verde resident Bruce George questioned Commission members about the inclusion of the Focus Future Plan within the General Plan and suggested the document become an attachment or addendum as it includes informative information that is pertinent to the General Plan. Chairman Davis indicated that the Focus Future Plan was indoctrinated into the General Plan but due to the detail included in the Focus Future Plan, it was the consensus of the Commission to not include the document as in attachment. Chairman Davis encouraged Vice Mayor George to submit his written request during the sixty (60) day review period for Commission to review and consider the request.

There Will Be No Public Input On The Following Items:

9. Current Events

There were no current events discussed.

10. Staff Comments

There were no staff comments.

11. Adjournment

On a motion by Burnside, seconded by Norton, the meeting adjourned at 7:17 pm.

Chairman B.J. Davis
Planning & Zoning Commission

Michael Jenkins
Community Development Director

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 14th day of January, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2016.

Marie Moore
Recording Secretary



Town of Camp Verde

Agenda Item Submission Form – Section I

Planning & Zoning Commission – Special Session

Meeting Date: February 4, 2016

Consent Agenda Decision Agenda Executive Session Requested

Presentation Only Action/Presentation

Requesting Department: Community Development

Staff Resource/Contact Person: Community Development Director, Michael Jenkins
Assistant Planner, Kendall Welch

Agenda Title (be exact): Public Hearing, Discussion and possible Recommendation for approval (or denial) to Council on Use Permit 20150388, an application submitted by Mr. Reg Destree of Destree Development, agent for 407-09-011 South Property LLC, owner of parcel 407-09-160A, which is 10.00 acres. The property owner is requesting a Use Permit to place an eighty foot (80'), multi-carrier, monopole, wireless tower, owned by SBA Communications, on parcel 407-09-160A, located in Camp Verde, Yavapai County, Arizona. A transmitter station and tower for automatic transmitting is an allowed use under the M1 (Industrial: General) Zoning District in the current Planning & Zoning Ordinance with a Use Permit. All Use Permit approvals for a new wireless communication facilities, if granted, shall be granted for a maximum period of ten (10) years.

List Attached Documents: Land Use Application Form, Yavapai County GIS Information Sheet, Directions to Property, Letter of Intent (Project Narrative), Compliance Certification, FCC Radio Station Authorization, Letter of Authorization From Property Owner, Neighborhood Meeting Affidavit, Neighborhood Meeting Sign In Sheet, Surrounding Wireless Sites Map, Root Metrics Testing Information Map, Current/Proposed Site Views, Title Sheet, Location Plan, Site Plan, Site Grading Plan, Antenna Elevation, Vicinity Map, Land Use Map, Zoning Map of Adjacent Properties, Agency Comments.

Estimated Presentation Time: 20 minutes

Estimated Discussion Time: 30 minutes

Reviews Completed by:

Department Head: Town Attorney Comments:

Background Information: An application for Use Permit 20150388 was submitted by Mr. Reg Destree of Destree Development, agent for 407-09-011 South Property LLC, owner of parcel 407-09-160A, for a Use Permit to construct an eighty foot (80'), multi-carrier, monopole, wireless tower, owned by SBA Communications, on parcel 407-09-160A, located in Camp Verde, Yavapai County, Arizona. The property is currently zoned M1-10A (Industrial: General). A transmitter station and tower for automatic transmitting is an allowed use under the M1 Zoning District in the current Planning & Zoning Ordinance with a Use Permit. All Use Permit approvals for new wireless communications facilities, if granted, shall be granted for a maximum period of ten (10) years.

The Following Has Been Completed By The Applicant Or Staff:

- The applicant mailed out letters on December 28th, 2015 to the neighboring property owners within 1000' of the subject property which invited them to attend the neighborhood meeting on Wednesday, January 13th, 2016.
- The subject property was posted with a Notice of Neighborhood Meeting on Thursday, January 7th, 2016 by Community Development Staff.
- The Neighborhood Meeting was held on Wednesday, January 13th, 2016 from 5:00-6:00pm in the Community Development Department, located at 473 S. Main St. Ste. 108 & 109, Camp Verde, AZ. There were no neighbors in attendance. Please see the attached Neighborhood Meeting Affidavit and Sign In Sheet.
- Community Development Staff mailed out 7 letters to properties located within 1000' of the subject parcel on Thursday, January 14th, 2016. This letter advised the neighbors of the Planning & Zoning Commission meeting date and time, as well as the tentatively scheduled meeting date and time the item will appear before Town Council.
- A Notice of Hearing was placed in the Verde Independent – Camp Verde Bugle Newspaper on Sunday, January 17th, 2016 by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property on Thursday, January 14th, 2016 by Community Development Staff.

Comments Received From The Public: Community Development Staff has not received any comments from the Public on this item.

Agency Comments: Reviewing agencies were notified on December 21st, 2015 and a summary the responses received have been listed below. Please see the attached Agency Comments included in the agenda packet for additional information.

Arizona Department of Public Safety

No response received.

Arizona State Land Department

No response received.

APS (Kent Jones, Sr. Customer Project Manager)

I have reviewed the two subject proposed projects for the Camp Verde area. They are both within our service territory and we have facilities to serve each of them. Please have the applicants contact myself and we will have them prepare a Project Initiation Form to start the application process. I'd be glad to discuss the project with them at any time.

Camp Verde Building Division (Robert Foreman, Building Official)

Building Department has no comments at this time.

Camp Verde Fire District (Kristi Gagnon, Fire Marshal)

Additional requirements may be forthcoming once the building plans have been submitted. Plans are approved. Failure to identify a code violation during this process of the plan review does not give the permit applicant the right nor authority to violate the code. The final installation and construction must be in accordance with the International Fire Code.

Camp Verde Marshal's Office (Nancy Gardner, Marshal)

I have no comment on the proposed project.

Camp Verde Public Works Department (Troy Odell, Deputy Town Engineer)

Check with Kristi Gagnon about all-weather access, otherwise no comment.

Camp Verde Wastewater Division (Jan Grogan, Manager)

This property is not located within the sewer collection system. I have no conflicts with this application.

Camp Verde Water System (Rick Tackett)

(Verbal Comment) Camp Verde Water System has no comments.

CenturyLink (Armen McNerlin, Engineer II)

In regards to the above mentioned project number on parcel 407-09-160A in Camp Verde, I have no comments concerning the application.

Cottonwood Police Department

No response received.

UniSource Energy Services (Rhonda Martin, Planner)

I received the use permit application for the proposed wireless tower for parcel 407-09-160A. UniSource has no conflict here.

U.S. Forest Service – Prescott National Forest

No response received.

Verde Valley Fire District (Fire Chief Hazime)

I received a packet from you in regards to a project that is going to be built over by Steve Corey. I believe it is a communications tower. We do not have any problems with that project. It says in here to indicate comments, so I am indicating no comment. Let me know if I can get by with leaving this message or if it needs to be put in a letter. Project number is 20150388.

Yavapai-Apache Nation

No response received.

Yavapai County Development Services – Environmental Unit (Stacey Clark)

The Yavapai County Development Services – Environmental Unit has no comments or concerns regarding this project.

Yavapai County Flood Control (Vickie Lewis, Hydrologist)

Yavapai County Flood Control has no issues with the use permit application, project number 20150388, for parcel 407-09-160A. This parcel is not located within a FEMA or District-Regulated Special Flood Hazard Area. As an FYI, due to the amount of proposed grading, please check with Troy Odell or Ron Long to ensure that the SWPPP requirements or Detention/Retention requirements are covered.

Yavapai County Sheriff's Office

No response received.

Community Development (Staff Comments and Review): Per Part 8 (WIRELESS COMMUNICATION FACILITY REGULATIONS) of the Town of Camp Verde Planning & Zoning Ordinance, the following analysis and review of the proposed Wireless Communication is provided below:

Note: Text in "Black" are direct requirements from the Planning & Zoning Ordinance. Text in "Red" are staff's analysis and review comments.

- Per Section 809 (USE PERMIT APPLICATIONS) it is stated that "Any new wireless communication facility that exceeds ten (10) feet above the maximum height allowed in the density district requires a Use Permit." The maximum height of a structure allowed in the M1 Zoning District is 40 feet. The Wireless Tower is proposed to have a maximum height of 80 feet which will require a Use Permit.
- Per Section 802 under Item c it is stated that "An applicant who certifies in writing that the tower constructed will be suitable for collocating multiple providers or varying wireless technologies and, as a condition of zoning, executes a written agreement (collocation agreement) with the Town of Camp Verde on a form approved by the Town Attorney, consenting to application of terms of this provision, shall, unless waived by the applicant, receive preferential treatment for a final approval or rejection of its application after a complete and correct application, fee and all required documentation and information is filled." The minimum requirements for a collocation agreement are listed in Section 802, Item 2.e. As you read through the list, the intent is to have the facility owner formally agree to the items in the collocation minimum requirement list. One of the items in the list speaks about the owner agreeing to arbitration should a proposed additional user feel that a reasonable solution to issues cannot be reached. Also, there is a risk to the facility owner in that, if not motivated, the Use Permit could be terminated and the wireless communication facility would have to be removed in 30 days. The applicant has decided not to enter into a collocation agreement with the Town.
- Per Section 802 – General Provisions, Item 11 states "Above ground equipment shall be enclosed by concrete masonry unit walls with landscaped screening, if located within 1,000 feet of existing residence. Staff has determined that the closest residence, per the Yavapai County GIS mapping system, is approximately 7,000 feet away. The applicant has proposed a chain link fenced compound around the equipment area. Per the requirement in Section 802, this chain link fence is allowed.
- Per Section 802, Item 7.b the wireless tower must be setback from all property lines to insure that if the tower collapsed, the reclining length of the tower would stay within the boundaries of the property. Per the applicant's site plan and per the Project Narrative, the tower reclining length will remain within the property boundaries. All footings and structural calculations must be prepared and wet sealed by an Arizona Registered Engineer.
- Per Section 802 – General Provisions, Item 6 (Principal and Accessory Use) "Antennas and Towers may be considered either principal or accessory uses to the principal use of the property. This means that if the property that the tower is located on is vacant with no current principal use then the tower will become the principal use. In the future, if a structure is built to house an allowed industrial use on the subject property, the tower would become an accessory use.
- Per Section 802 – General Provisions, Item 12 it states "Camp Verde Fire Department and Camp Verde Marshall's Office shall have access to the exterior and interior via keys or other method in case of emergency" The method of entry (Interior and Exterior) will be required as part of the building permit process should the Use Permit be approved. It is interpreted that Exterior access would mean access through a perimeter locked gate into the property and Interior access would mean access into the equipment compound through a locked

gate in the proposed 50' x 50' chain link fenced area. Knox boxes are an allowed means of access for emergency responders.

- Per Section 806 – Application Submittal and Review, Item d states as follows: “a maximum period of ten (10) years term of the Use Permit is allowed with Council review after five (5) years from the Use Permit approval Date. Prior to the ten (10) year expiration date of the Use Permit, if the wireless communication facility owner wants to continue operation of the facility, the owner will submit a new Use Permit application and follow the Town’s current Planning & Zoning Ordinance processes for this new Use Permit.

- Per Section 810 – Reclamation Plan requirements:
In the past, the Town has allowed the applicant to submit the Reclamation Plan once a Use Permit approval has been provided by the Council. Additionally, the building permit will not be issued to the applicant until staff has approved the Reclamation Plan and Financial Assurances in a form as allowed by the Town. In Section 810 it speaks of a yearly increase of the Financial Assurances in the amount of 8% of the reclamation cost estimate. This 8% per year increase shall apply throughout the full term of the Use Permit. In order to simplify the Financial Assurance process, the Town has allowed a one-time increase for the total number of years the Use Permit was approved for. An example would be as follows:
 - Use Permit term is for 10 years.
 - So, 8% x 10 years = 80%
 - The total Financial Assurance would then be 100% + 80% = 180% of the reclamation cost estimate.

- Per Section 802, Items a. & b.
Item a. states the following: “All other locations must be exhausted before a wireless communication facility applies for location in a residential zone”. The proposed location of the facility is in the M1 – Industrial General District. The applicant has met this requirement.
Item b. states the following: “All setbacks and height restrictions shall be based on the requirements of the zoning district it is located in. The proposed site plan for the facility shows that the M1 district setbacks are being met. A zoning clearance review shall be completed with the Building Permit submittal to insure these setbacks are within requirements of the district.

Staff Analysis of Performance Criteria & Characteristics consistent with the purposes of Section 806, Items 2 & 3 respectively:

- **Item 2 (Performance Criteria), Item f. lists New Towers under 99 feet as being preferred over Towers that are 100 to 199 feet and Towers that are 200 feet and above.**
- **Item 3 (Characteristics), item h lists that wireless tower facilities located in the least restrictive zoning district , starting with Industrial, are considered as more favorable.**

The applicant has not proposed any camouflaging or concealment provisions for the proposed tower and facility. The proposed location is approximately 1300 feet away from State Route 260 in a low lying area that will help the concealment of the Tower from State Route 260. The upper portion of the Tower will still be visible from the State Route 260 corridor.

Staff finds that the proposed Wireless Communication Facility as presented has a medium to low preference. Staff recommends approval of this Use Permit.

Recommended Motion:

Recommendation for approval (or denial) to Council on Use Permit 20150388, an application submitted by Mr. Reg Destree of Destree Development, agent for 407-09-011 South Property LLC, owner of parcel 407-09-160A, which is 10.00 acres. The property owner is requesting a Use Permit to place an eighty foot (80'), multi-carrier, monopole, wireless tower, owned by SBA Communications, on parcel 407-09-160A, located in Camp Verde, Yavapai County, Arizona. A transmitter station and tower for automatic transmitting is an allowed use under the M1 (Industrial: General) Zoning District in the current Planning & Zoning Ordinance with a Use Permit. All Use Permit approvals for a new wireless communication facilities, if granted, shall be granted for a maximum period of ten (10) years.

RECOMMENDED STIPULATIONS AS PART OF THE MOTION:

1. The applicant will submit the Reclamation Plan once a Use Permit approval has been provided by the Council. Additionally, the building permit will not be issued to the applicant until staff has approved the Reclamation Plan and Financial Assurances in a form as allowed by the Town. In Section 810 of the Town of Camp Verde Planning & Zoning Ordinance, a yearly increase of the Financial Assurances in the amount of 8% of the reclamation cost estimate is required. This 8% per year increase shall apply throughout the full term of the Use Permit. In order to simplify the Financial Assurance process, the Town has allowed a one-time increase for the total number of years the Use Permit is approved for. An example would be as follows:

- Use Permit term is for 10 years.
- So, $8\% \times 10 \text{ years} = 80\%$
The total Financial Assurance would then be $100\% + 80\% = 180\%$ of the reclamation cost estimate

2. Must meet all requirements of Part 8 Wireless Communication Facility Regulations of the current Planning & Zoning Ordinance.

Revised 6/2011

20150388



Land Use Application Form

1. Application is made for:

- | | | |
|---|------------------------------------|------------------------|
| Zoning Map Change | Use Permit | General Plan Amendment |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PUD Zoning | Variance | Sign |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Appeal | Verification of Non-Conforming Use | Utility Exemption |
| Site Plan Compatibility Review (Commercial) | | |
| Other: _____ | | |

2. Project Name: SBA Goettls

Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: <u>Tom Griffith</u> <u>1557 Bates Rd,</u> Address: <u>Cottonwood, AZ 86326</u> Phone: <u>(928) 300-2944</u> E-mail: <u>tom.griffith@grifprop.com</u>	Applicant Name: <u>SBA Communications</u> <u>C/O Destree Development, 22831 N. 21st St</u> Address: <u>Phoenix, AZ 85024</u> Phone: <u>(602) 349-6930</u> E-Mail: <u>destreedevelopment@gmail.com</u>
--	---

4. Property Description:

Address or Location: APN 407-09-160A--Coury Dr & Hwy 260--SE1/4 SE1/4, Sec 31, T15N, R4E

Existing Zoning: M1-10A Existing Use: Part of horse corral/mainly undeveloped

Proposed Zoning: No Change Proposed Use: Wireless Communications Site

5. Purpose: (describe intent of this application in 1-2 sentences)

SBA proposes to place a multi-carrier wireless communications facility on a small portion of the northwest corner of this 10 acre parcel.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: PLEASE SEE ATTACHED LOA Date: _____ AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: [Signature] Date: 11/10/15

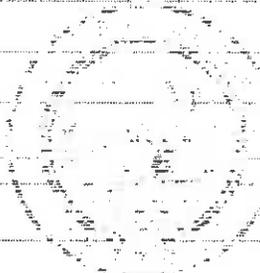
Yavapai County Print Parcel

MI-10A



Parcel ID	Check Digit
407-09-160A	5
Owner	
407-09-011 SOUTH PROPERTY,LLC	
Owner's Mailing Address	
1557 BATES RD COTTONWOOD, AZ 86326	
Secondary Owner	
N/A	
Recorded Date	
N/A	
Last Transfer Doc Docket	Last Transfer Doc Page
N/A	N/A
Physical Address	Incorporated Area
N/A	Town of Camp Verde

Assessor Acres	Subdivision	Subdivision Type
10	N/A	N/A
School District	Fire District	County Zoning Violation
Cottonwood-Oak Ck SD #6	Verde Valley FD	No Zoning Violation
Improvements (0)		
No Improvements found.		
Assessment		
Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.		
2016 Assessed Limited Value	2015 Assessed Limited Value	
\$8,537	\$8,672	
2016 Limited Value	2015 Limited Value	
\$56,910	\$54,200	
2016 Full Cash Value	2015 Full Cash Value	
\$84,900	\$54,200	
2016 Net Assessment Ratio	2015 Net Assessment Ratio	
15	16	
2016 Legal Class	2015 Legal Class	
Vacant or Other	Vacant or Other	
Taxes		
Tax Area Code	2015 Taxes Billed	
622	\$1,275	
Recorded Documents & Sales (0)		
No Recorded Documents were found.		



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.



Directions to Property

Assessor's Parcel Number 407-09-160A

Applicants Name SBA Communications

Property Address SWC Coury Drive & Hwy 260 (south of old Steve Coury)

Directions To Property:

From Camp Verde take Hwy 260 toward Cottonwood. Turn Left on Steve Coury Dr.

Continue to Genesis Drive. Turn left of Genesis, continue a few hundred feet.

Keep to left on dirt road and continue around past the horse corrals. Site is just south of the corrals.

PROJECT NARRATIVE

FOR

SBA Goettls—(Verizon Wireless AZ2 Goettls)

80' Multi-Carrier Monopole

Coury Dr & Hwy 260
Camp Verde, AZ 86322
APN: 407-09-160A
Jurisdiction: Camp Verde
Zoning: M1-10A



Submitted by:
Reg Destree
Destree Development
22831 N. 21st St
Phoenix, AZ 85024
602-349-6930 (mobile)
destreedevlopment@gmail.com

November 10th, 2015

Purpose of Application

SBA Communications has been engaged by Verizon Wireless to place a new multi-carrier Wireless Telecommunications Facility in the industrial park behind the old Steve Coury dealership along Hwy 260. This area was originally pursued by Verizon due to issues with current and anticipated network capacity as this development gets built up. Due to the industrial nature and likely RV Park in this development, it is expected this area will experience very high data traffic within a few years. It is anticipated that Verizon Wireless will be the initial tenant on the structure however it is being designed to accommodate multiple carriers in the future.

This proposed new wireless facility will help businesses, travelers and the residents in this area while being placed in a location that meets the letter and intent of the the Camp Verde ordinance and is also in line with requirements of the neighboring jurisdictions in this area; Cottonwood and Yavapai County.

Site Description

The subject parcel is one of several 10 acres parcels in this development owned by the Landlord. He also owns the properties to the north and northwest of this one. This subject parcel is zoned M1-10A and surrounded by industrial uses and undeveloped national forest. The property currently contains a small portion of a larger horse corral. The land to the west is Mongini land and recently got a PAD from the County for an RV Park. There is undeveloped industrial property to the north, undeveloped State Land to the east and National Forest land to the south. This industrial park is still under development, has a couple of manufacturing facilities, two car dealerships and a Camp Verde Water Facility up on the hill west of Mongini's land. The nearest homes are well over a mile away.

The proposed location of the site is in the northwest portion of the subject property to keep it as far from Arizona State Land and USFS properties as possible. The location somewhat down the hill, relative to parcels to the west, should help minimize any possible visual impact from the highway. It has been located on the site to ensure that it can be engineered to meet an appropriate reclining length setback from the neighboring properties.

Site History

Several years ago I began working for Verizon Wireless on locating a possible site in this area to improve coverage with a focus on capacity and data through-put. We worked with the Landlord on this site, developed drawings and had just begun the zoning process with the Town when the site was placed on a temporary hold by Verizon.

As part of an overall shift Verizon has asked SBA Communications to take the lead on developing many targeted sites throughout the Desert Southwest; this is one of those sites. SBA is an international tower company based out of Florida and has several decades of experience working in Arizona. As I was working on the site for Verizon initially, they requested that I finish it for SBA.

SBA Communications is now proposing to Lease space, develop the site as a multi-carrier site, place Verizon on the site and then market the location to additional carriers on an on-going basis. This site will not only improve Verizon's signal in the short-term it will likely help improve other carriers' signals in the future.

Description of Proposal

The site itself would consist of a 80' steel-shaft monopole placed within a 50' x 50' chain-link compound. The pole would accommodate antennas and there would be radio equipment within the compound on the ground. Each carrier on the pole has their own antennas and needs their own ground equipment.

This pole is shorter than a site in such a rural setting would normally be but the coverage and capacity improvements from this site are very targeted. Due to the topography in the area the site was able to be kept down to a lower height than would normally be required in an area like this. Often a site in an area like this would be anywhere from 100'-199' tall.

Access to the site is expected to come across existing driveways to our subject parcel.

Citizen Participation

I am available to have a meeting on site with the neighbors but simply sending a letter is likely the most appropriate means of notification. There are only 8 total parcels within 1,000' of this site. They consist of 3 parcels owned by the same Landlord as this site, one parcel owned by the Mongini family, Genesis Worldwide and the former Steve Coury dealership parcel. The other two parcels are the State Land and USFS parcels.

It is highly unlikely that anyone would show up at a neighborhood meeting and I think that simply providing a letter would be the most likely way of getting any questions from the neighbors. I know that Genesis and Mongini already know a site is being proposed in this area. Both of those sites were contacted about being candidates for this ring when I initially worked on it for Verizon.

If staff feels an information meeting on site would be appropriate I will schedule that immediately.

Conclusion

Locating sites in industrial areas far away from homes is the goal of most Wireless Ordinances and this site does exactly that. This site meets the standards of the Camp Verde Wireless Ordinance, and SBA Communications is requesting approval of this site for the longest period of time possible as a multi-carrier wireless telecommunications facility.

COMPLIANCE CERTIFICATION

Site Number: Goettls

Property Address: Coury Dr & Hwy 260, Camp Verde, AZ 86322

Assessor's Parcel Number: APN 407-09-160A

I, Reginald Destree, agent for SBA Communications certify that SBA Communications requires that all tenants on its towers operate their equipment in compliance with FAA, FCC and other applicable regulations.

Signature of Applicant:

By:  _____

Name: Reg Destree

Title: Agent

Date: 11/10/15 _____

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASA5REG
ALPHARETTA, GA 30009-7630

Call Sign WQJQ693	File Number
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-26-2008	Effective Date 12-16-2010	Expiration Date 06-13-2019	Print Date
Market Number REA005	Channel Block C	Sub-Market Designator 0	
Market Name Central			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/BUILDING PERMITS/LAND USE ENTITLEMENTS

Site Number: AZ2 Goetts

Property Address: Coury Drive & Highway 260, Camp Verde, AZ 86322

Assessor's Parcel Number: APN 407-09-160A

I, THOMAS L. GRIFFITH, member of 407-09-011 SOUTH PROPERTY LLC, the owner of the above described property, authorize Reg Destree, Reliant Land Services, Inc. and/or SBA Communications, their employees, representatives, agents, and/or consultants, to act as an agent on my behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. All costs of such entitlements shall be paid by SBA Communications. I understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I, THOMAS L. GRIFFITH, member of 407-09-011 SOUTH PROPERTY LLC, authorize the Town of Camp Verde to enter and inspect the wireless telecommunications facility.

I further understand that signing of this authorization in no way creates an obligation to Lease of any kind.

Signature of Property Owner: By: Thomas L. Griffith

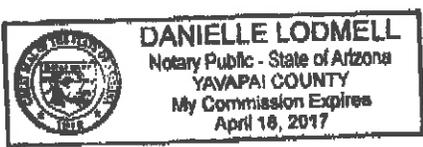
Name: THOMAS L. GRIFFITH

Title: Member—407-09-011 SOUTH PROPERTY LLC

Date: Nov 9 2015

State of Arizona,
County of Yavapai) SS.

On this, the 9th day of October, 2015, before me, Danielle Lodmell, Notary Public, personally appeared Thomas Griffith.



personally known to me proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Danielle Lodmell
Notary's Signature

Affidavit

1,000' I Reg Destree, agent for owner of parcel 407-09-160A have notified my neighbors within 300' of my residence, by sending letters on 12/28/15 to notify them of the neighborhood meeting that I conducted on the 13th day of January 2016.

I posted my property with meeting date and time on the _____ day of _____ 20____.

I Reg Destree, agent for owner of parcel 407-09-160A have provided a summary of Neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde within 15 days attesting to the issues and concerns discussed at the Neighborhood Meeting held on the 13th day of January 2016.

Summary Statement:

Meeting held at Community Development from 5-6 PM. Staff was in attendance. No notified neighbors or other concerned citizens attended.

If Summary statement is too long, attach a copy.

State of Arizona }

County of Yavapai Maricopa

Reg Destree
Signature of Document Signer No. 1

Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 18th day of JANUARY 2016.



Christina L. Slade
Signature of Notary

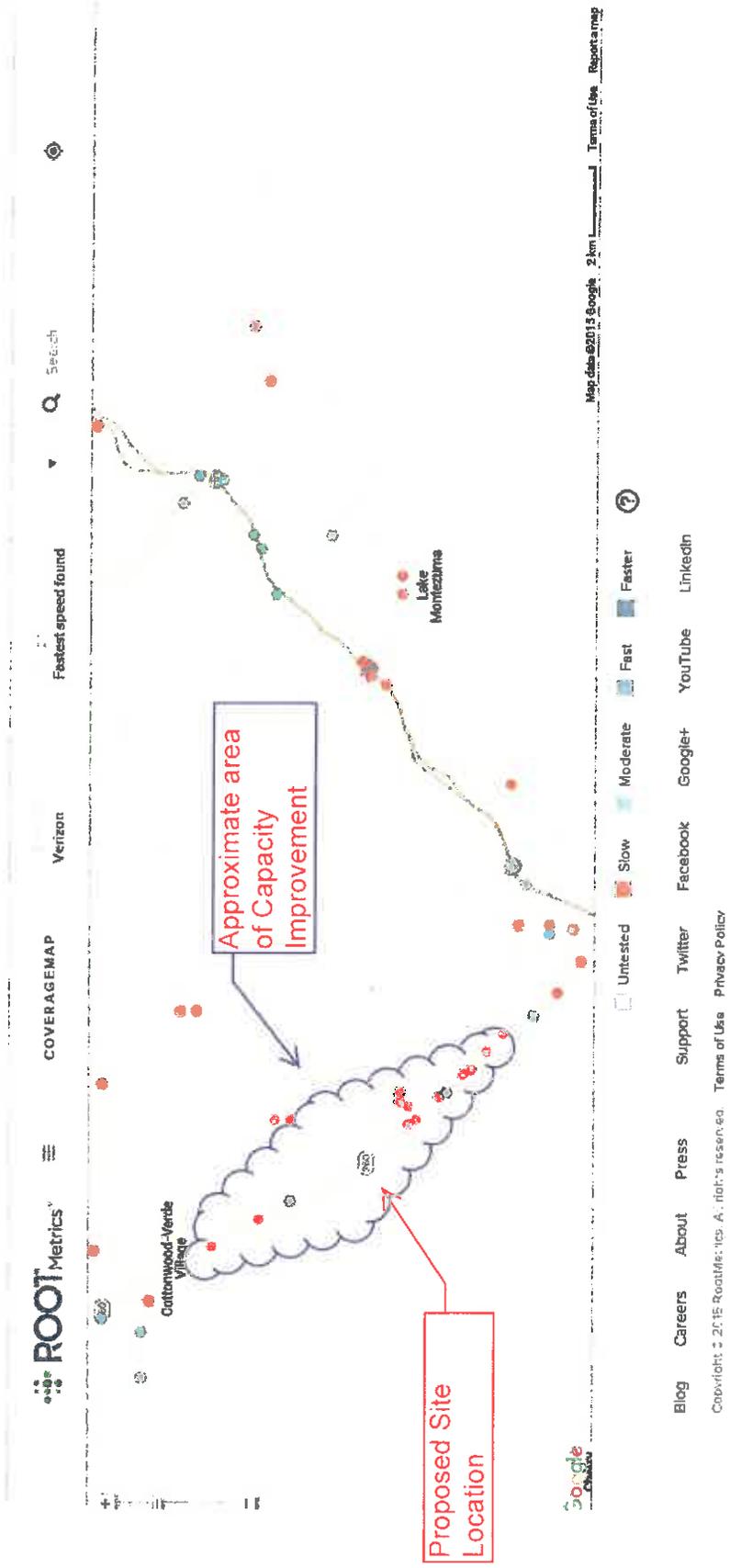
Neighborhood Meeting Sign in Sheet

PLEASE PRINT

Name	Address	E-Mail
Kendall Welch - TOCV.	473 S Main St. Ste. 109	Kendall.Welch@ CampVerde.AZ.Gov
Reg Destree	c/o RLS 7201 E Camelback, Ste 310 Scottsdale, AZ 85261 85261	destree.development@gmail.com
MIKE JENKINS	473 S. MAIN ST. STE 109	M.JENKINS@CAMPVERDE. AZ.GOV.



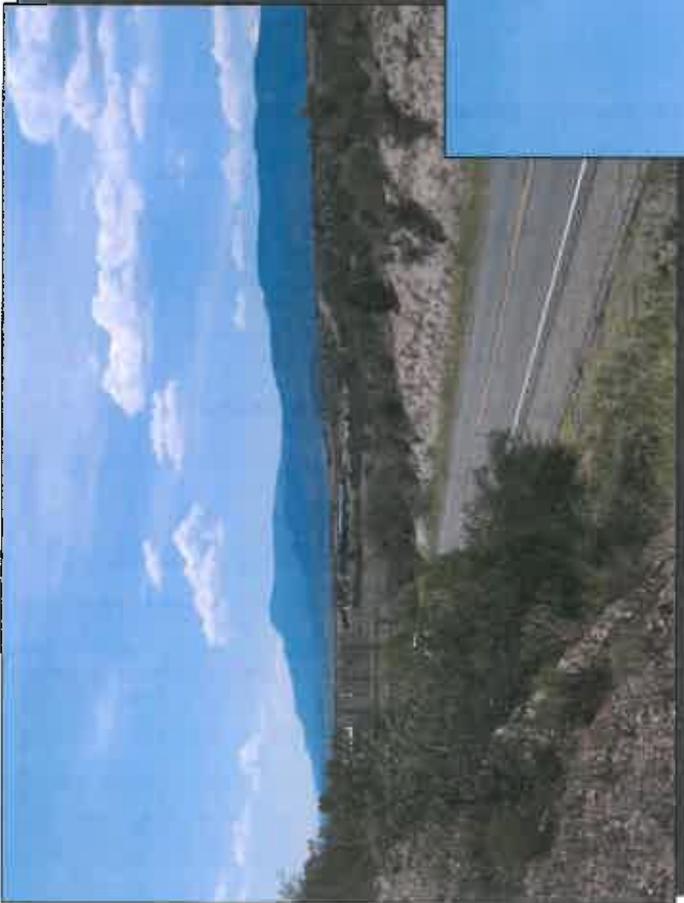
Shown with yellow push-pins are the surrounding sites which would be impacted by the new site. Most of these sites have multiple carriers. The selected location is very centrally located and would offer great benefit as a multi-carrier solution. Due to the distance to the existing sites coverage can be a bit spotty along 260 in this area and capacity for data is very poor.



Root Metrics testing info for Verizon—Red indicates poor data speeds in RED

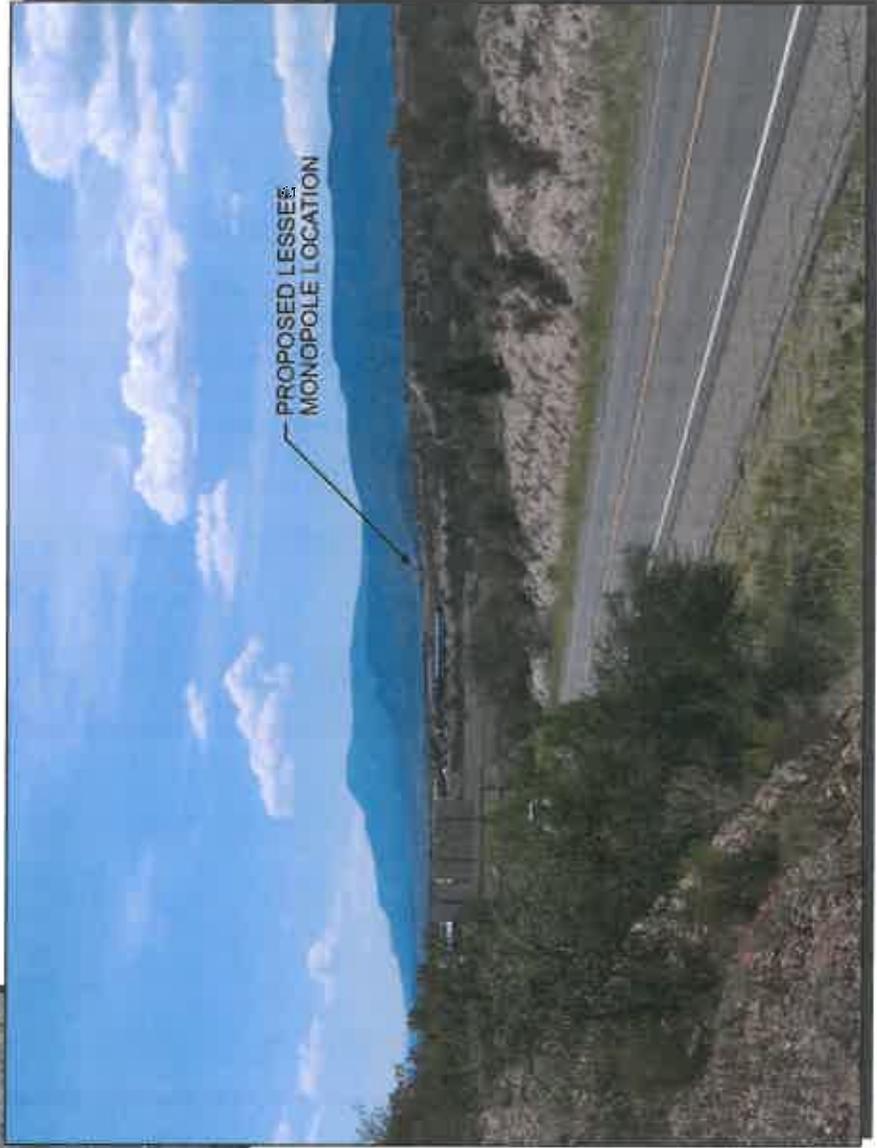
This site is being proposed to improve Verizon's data speeds in this area.

EXISTING VIEW



AZ2 GOETTLS
COURY DR & HWY 260,
CAMP VERDE, AZ 86322

PROPOSED VIEW



**verizon**wireless

126 W. GEMINI DR., TEMPE, AZ 85283

BK DESIGN
INCORPORATED

3100 N. 3RD AVE PHOENIX, AZ 85013
P: (480) 204-1412

EXISTING VIEW



AZ2 GOETTLS

COURY DR & HWY 260,
CAMP VERDE, AZ 86322

PROPOSED VIEW



128 W. GEMINI DR., TEMPE, AZ 85283

**BK DESIGN
INCORPORATED**

3100 N. 3RD. AVE. PHOENIX, AZ 85013
P: (480) 204-1112



SBA TOWERS VI, LLC
 5900 BROKEN SOUND PKWY NW
 BOCA RATON, FL 33487
 PHONE: 1-800-487-7483

**VERIZON WIRELESS
 PERSONAL
 COMMUNICATION LP**
 d/b/a VERIZON WIRELESS

LOCATION NUMBER: *****
 SITE NAME: AZ2 GOETTLS



SBA TOWERS VI, LLC
 5900 BROKEN SOUND PKWY NW
 BOCA RATON, FL 33487
 PHONE: 1-800-487-7483



5100 N. SHAWNEE SUITE 100
 BOCA RATON, FL 33497
 PHONE: (407) 204-1112

SITE NUMBER: TBD
SITE NAME: GOETTLS

E911 ADDRESS: E. COURY DR. & AZ-260 CAMP VERDE, AZ 86322

PROPOSED 80' MONOPOLE TOWER
 WITH COMMUNICATION EQUIPMENT

SHEET INDEX		
SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	
LP	LOCATION PLAN	
C-1	SITE PLAN	
C-2	SITE GRADING PLANS	
C-3	SITE DETAILS & SPECIFICATIONS	
C-3A	SITE DETAILS - N/U	
C-4	FENCE DETAILS	
C-5	FENCE DETAILS	
C-6	EQUIPMENT ENCLOSURE FOUNDATION PLAN	
ANT-1	SITE ELEVATION	
ANT-2	ANTENNA INFORMATION	
ANT-3	ANTENNA MOUNTING DETAILS	
ANT-4	ANTENNA MOUNTING DETAILS	
B-1	EQUIPMENT ENCLOSURE DETAILS - N/U	
B-2	EQUIPMENT ENCLOSURE ELEVATIONS - N/U	
E-1	UTILITY ROUTING PLAN	
E-1A	ENLARGED UTILITY ROUTING PLAN	
E-2	SITE GROUNDING PLAN	
E-3	UTILITY DETAILS	
E-4	SINGLE LINE DIAGRAM & PANEL SCHEDULE	
E-5	ELECTRICAL AND GROUNDING DETAILS	
E-6	ELECTRICAL AND GROUNDING DETAILS	
E-7	LESSEE GROUNDING DETAILS	
N-1	GENERAL NOTES	
SURVEY ATTACHMENTS		
LS-1	SITE SURVEY	
LS-2	SITE SURVEY	

NO.	DATE	DESCRIPTION
1.	10/27/15	ISSUED FOR REVIEW
2.	11/10/15	ISSUED FOR FINAL

SITE#: TBD
SBA#: TBD
GOETTLS

COURY DR. & HWY 260
 CAMP VERDE, AZ 86322

DRAWN BY: CS
 CHECKED BY: BK
 DATE: 10/07/15
 PROJECT #: 14071

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



PROJECT INFORMATION

SITE NUMBER: TBD
 SITE NAME: GOETTLS
 SITE ADDRESS: E. COURY DR. & AZ-260 CAMP VERDE, AZ 86322
 COUNTY: YAVAPAI COUNTY
 LANDOWNER: 407-09-011 SOUTH PROPERTY LLC
 1557 BATES RD. COTTONWOOD, AZ 86326
 CONTACT: TOM GRIFFITH (928) 300-2944
 APPLICANT: SBA TOWERS VI, LLC
 5900 BROKEN SOUND PKWY NW
 BOCA RATON, FL 33487
 CONTACT PERSON: CONTACT: TOM GRIFFITH (928) 300-2944
 LATITUDE: 34° 38' 48.284" N
 LONGITUDE: 111° 57' 31.782" W
 GROUND ELEVATION: 3459.8' A.M.S.L.
 LAT/LONG TYPE: DEGREES MINUTES AND SECONDS
 CURRENT ZONING: M1-10A
 PARCEL No: 407-09-160A

DRIVING DIRECTIONS

FROM DOWNTOWN PHOENIX: FROM 126 W. GEMINI DR. - HEAD WEST ON W GEMINI DR TOWARD S ASH AVE. TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD. TAKE THE 1ST RIGHT ONTO S KYRENE RD. TURN LEFT ONTO W BASELINE RD. TURN RIGHT TO MERGE ONTO I-10 W TOWARD PHOENIX/US-60 W AND CONTINUE FOR APPROX. 6 MILES. KEEP RIGHT TO CONTINUE ON I-17 N FOR APPROX. 99.7 MILES. TURN LEFT ONTO AZ-260 W/FINNIE FLAT RD. CONTINUE ON AZ-260 FOR APPROX. 6.9 MILES AND TURN LEFT ONTO E. COURY DR. THE SITE WILL BE LOCATED ON THE CORNER OF E. COURY DR. AND AZ-260.

SPECIAL NOTES

HANDICAPPED REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED

PLUMBING REQUIREMENTS:
 FACILITY HAS NO PLUMBING

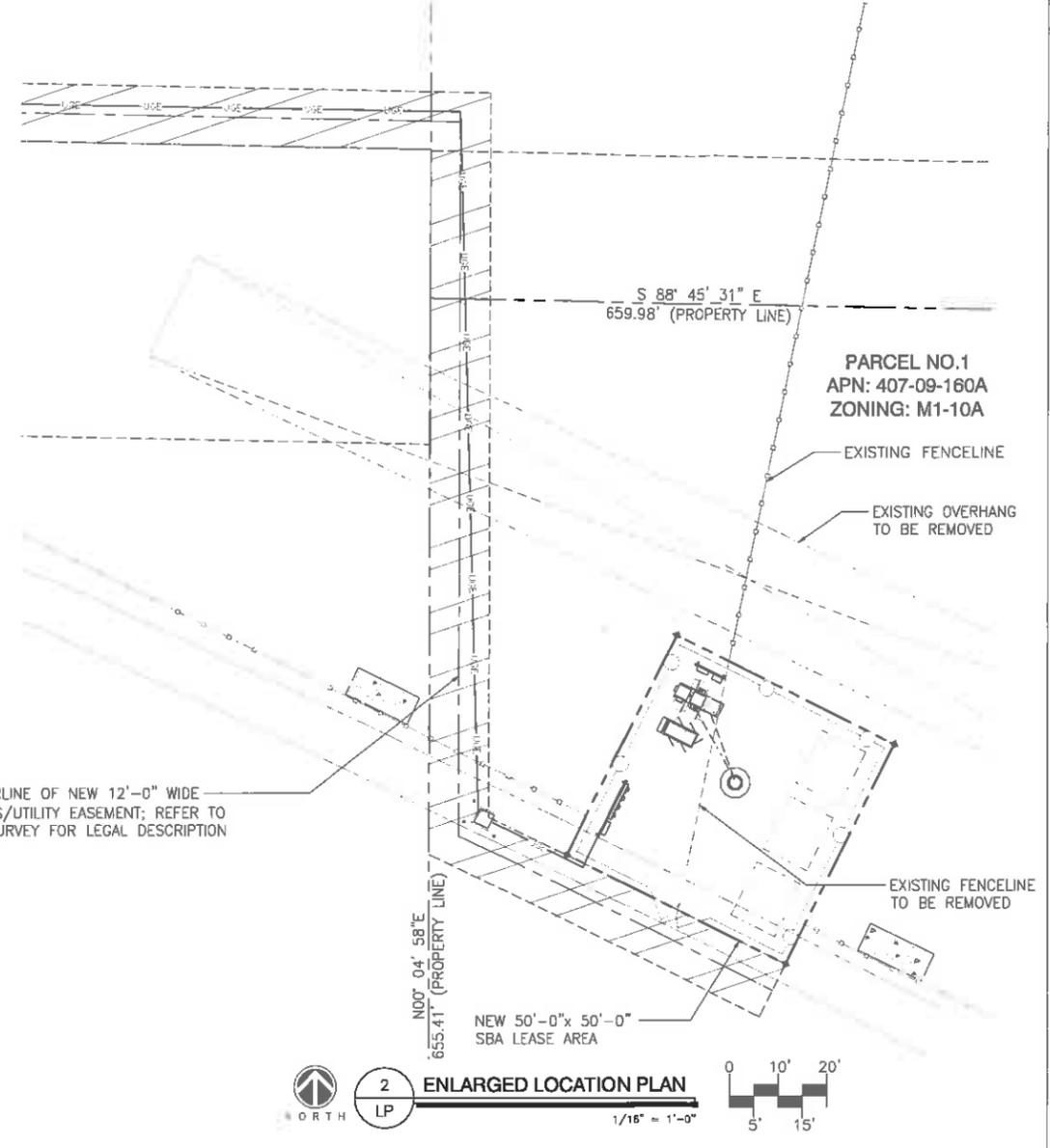
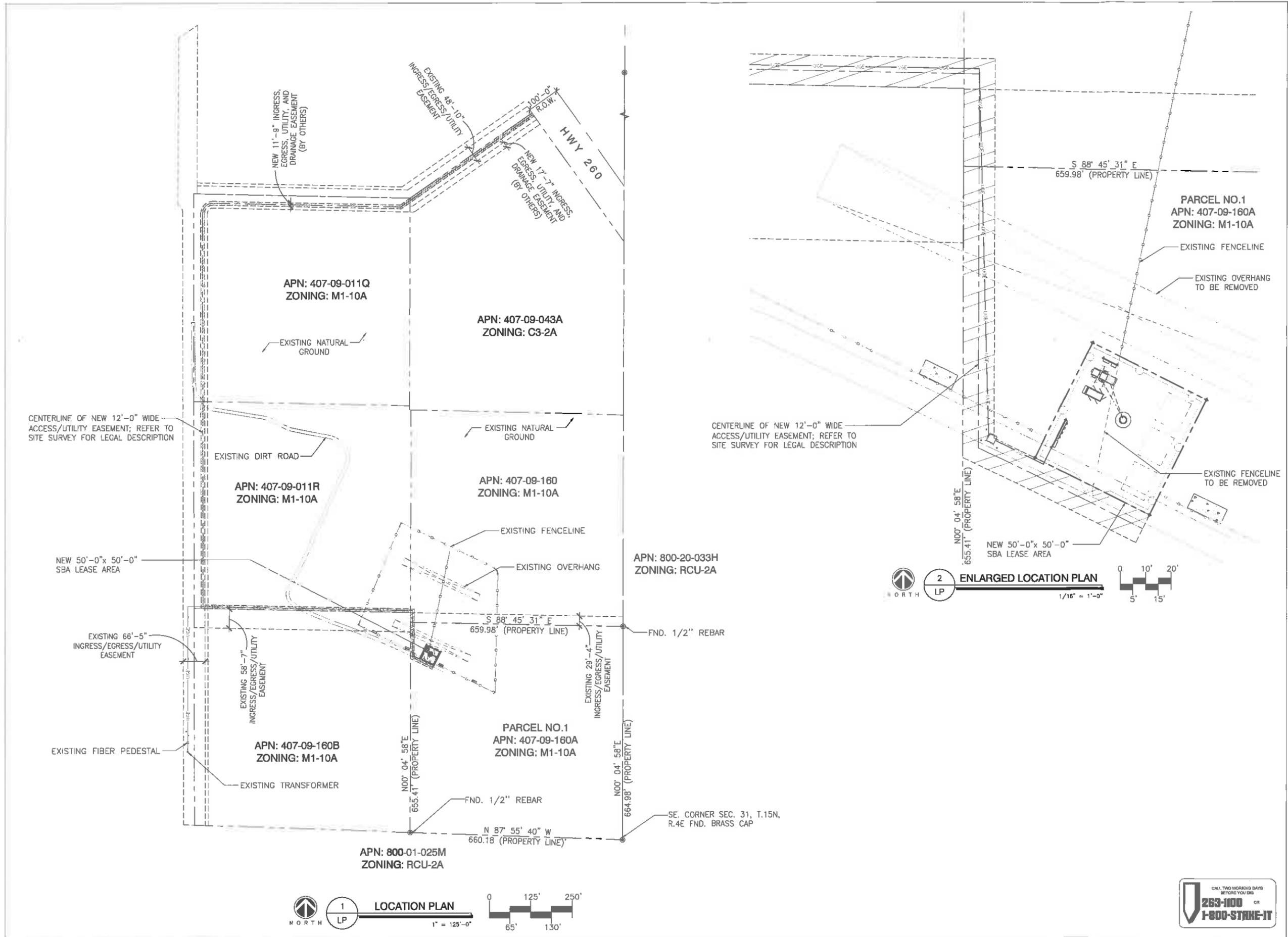
UTILITY CONTACT INFORMATION

POWER: *****
 FIBER: T.B.D.

NOTE: UTILITY COORDINATION IS NOT FINALIZED.
 DO NOT PROCEED WITH CONSTRUCTION UNTIL
 POWER / TELCO / FIBER HAVE BEEN CONFIRMED.



DEC 15 '15 PM 12:53



SBA

SBA TOWERS VI, LLC
 5800 BUCKEN SOUND PKWY NW
 BOCA RATON, FL 33487
 PHONE: 1-800-467-7483

IK

9105 N. 36th AVE., SUITE 100
 BOCA RATON, FL 33434
 PHONE: (407) 204-1412

NO.	DESCRIPTION	DATE
1.	ISSUED FOR REVIEW	10/27/15
2.	ISSUED FOR FINAL	11/10/15

SITE#: TBD
SBA#: TBD
GOETTL

COURY DR. & HWY 260
 CAMP VERDE, AZ 86322

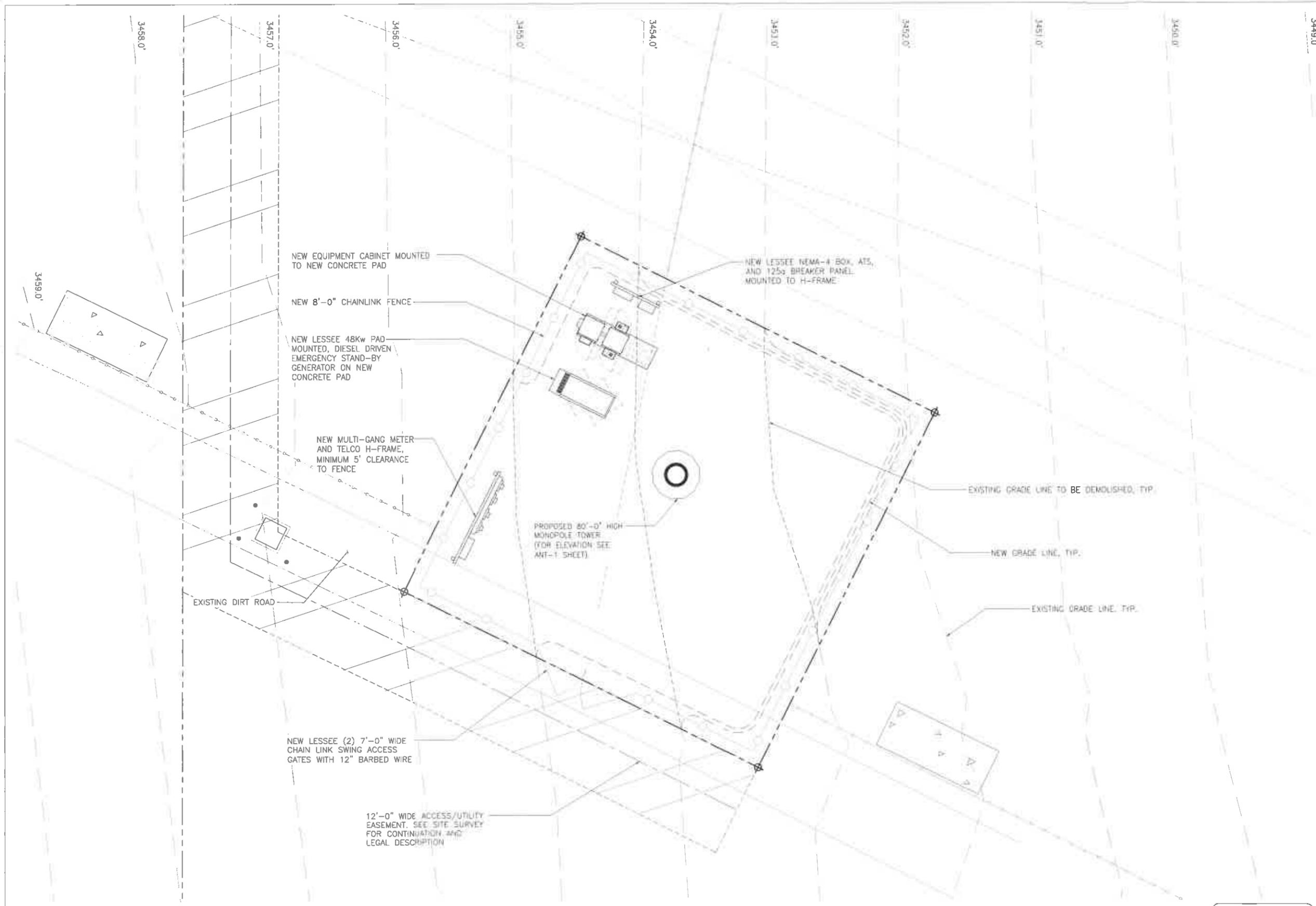
DRAWN BY:	CS
CHECKED BY:	BK
DATE:	10/07/15
PROJECT #:	14071

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP

CALL TWO WORKING DAYS BEFORE YOU DIG

263-1100 OR **1-800-STAKE-IT**



SBA
 SBA MEMBERSHIP
 1001 N. CENTRAL AVENUE
 SUITE 100
 PHOENIX, AZ 85004
 PHONE: (602) 204-1412



RK Design Inc.
 SUITE 100
 1001 N. CENTRAL AVENUE
 PHOENIX, AZ 85004
 PHONE: (602) 204-1412

NO.	DATE	DESCRIPTION
1	10/01/18	ISSUED FOR REVIEW
2	11/01/18	ISSUED FOR FINAL

SITE#: TBD
SBA#: TBD
GOETTL

COURY DR. & HWY 260
 CAMP VERDE, AZ 86322

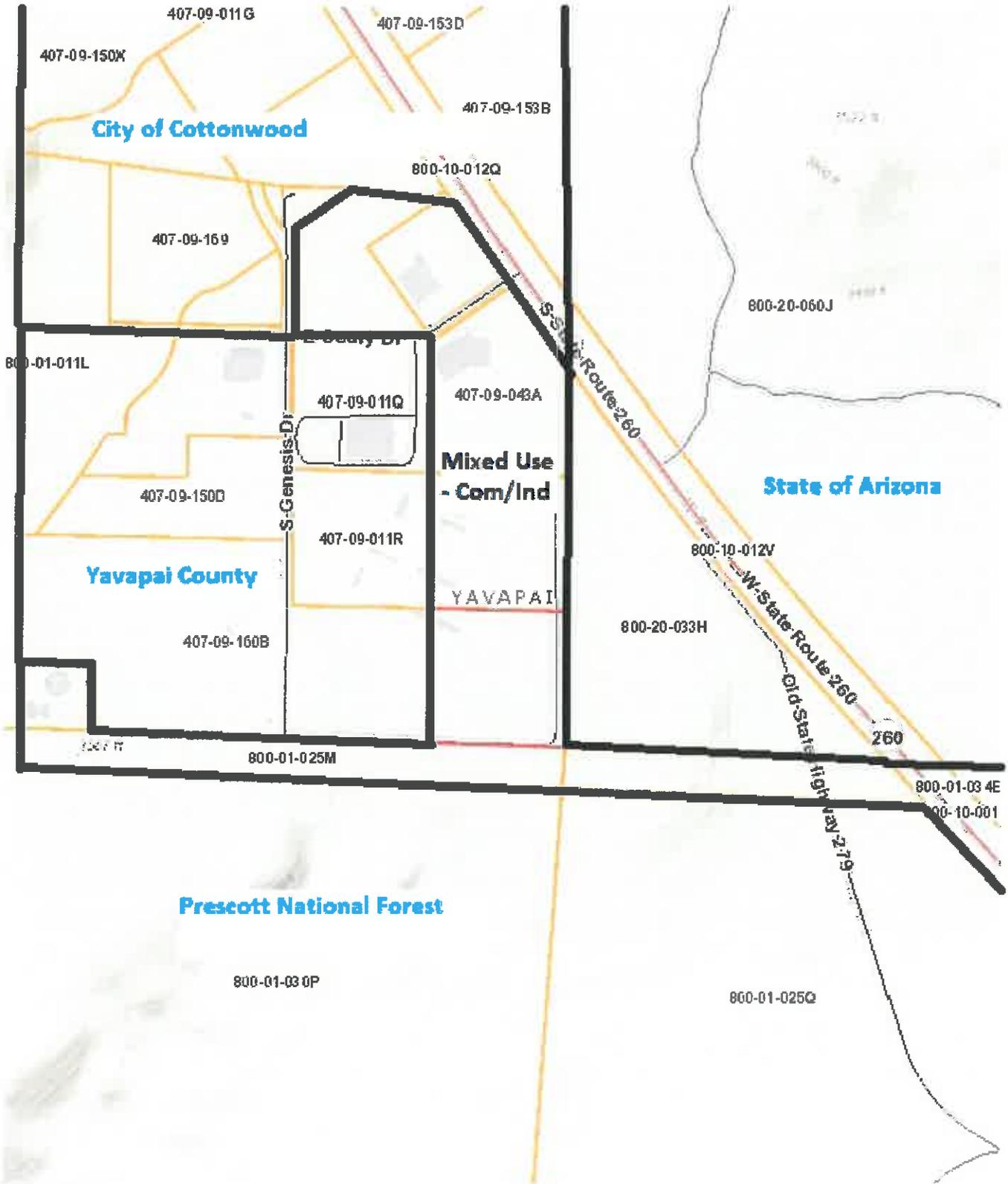
DRAWN BY:	CS
CHECKED BY:	SM
DATE:	10/01/18
PROJECT #:	14071

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-2



SBA Goettls - Land Use 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.

SBA Goettls - Zoning Map



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Kendall Welch

From: Kent.Jones@aps.com
Sent: Tuesday, December 22, 2015 5:20 PM
To: Kendall Welch
Subject: Camp Verde Project #'s 20150380 & 20150388

Dear Kendall,

I have received the two subject proposed projects for the Camp Verde area. They are both within our service territory and we have facilities to serve each of them. Please have each of the applicants contact myself and we will have them prepare a Project Initiation Form to start the application process. I'd be glad to discuss the project with them at any time.

Please have them contact me.

Thanks,
Kent

Kent E. Jones

Sr. Customer Project Manager



Arizona Public Service Company
1250 E. Highway 89A
Cottonwood, Arizona 86326

(928) 646-8469 or 873-469 Office
(928) 300-0458 Cell
kent.jones@aps.com
M.S. 4718

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TOWN OF CAMP VERDE



Memorandum

To: Kendall Welch, Assistant Planner

**Cc: Sandy Farrar, Permit Technician
Emily Diver, Permit Technician
Sarah Kramme, Permit Technician
Kristi Gagnon, Camp Verde Fire Marshal**

From: Robert Foreman, Building Official

Date: December 17, 2015

Re: Use Permit – Wireless Tower – SBA/Destree Development, Project #20150388

Building Department has the following comments on the Development Standards Review application. These comments are preliminary in nature only, and are subject to change.

➤ Building Department has no comments at this time.

A handwritten signature in blue ink, appearing to read 'Robert L. Foreman'.

Robert L. Foreman
Building Official
Town of Camp Verde
473 S. Main St. Ste 108
928-567-8514 ext 112
Robert.foreman@campverde.az.gov



Town of Camp Verde
Community Development
473 S. Main St., Suite 108
Camp Verde, AZ 86322
Tel: (928) 554-0051
Fax: (928) 567-7401
Email:
Mike.jenkins@campverde.az.gov

USE PERMIT REVIEW COMMENTS

TO: SBA COMMUNICATIONS
C/O Destree Development
22831 N. 21st St.
Phoenix, Arizona 85024

FROM: Michael Jenkins
Community Development Director

Date Sent: January 25, 2016

DESCRIPTION

USE PERMIT REVIEW COMMENTS
FOR: SBA Goetts – Wireless Communication Facility

Subject Parcel: 407-09-160A
Current Zoning = M1-10A
Maximum Height of Structures in the M1 Zoning District = 40 feet
Total Acreage, Gross = 10.0 Acres

Review Comments are based on Part 8 (Wireless Communication Facility Regulations) of the Town of Camp Verde Planning & Zoning Ordinance as follows:

Comment 1: Per Section 809 (USE PERMIT APPLICATIONS) it is stated that “Any new wireless communication facility that exceeds ten (10) feet above the maximum height allowed in the density district, or does not meet all of the criteria to be allowed in the Administrative Review processes, shall require a USE PERMIT”.

Comment 2: The Maximum Height limits of the M1 zoning district is 40 feet. The wireless communication tower proposed height is 80 feet. A Use Permit is required as applied for.

Comment 3: Per Section 802 under Item c it states the following: “An applicant who certifies in writing that the tower constructed will be suitable for collocating multiple providers of varying wireless technologies and, as a condition of zoning, executes a written agreement (collocation agreement) with the Town of Camp Verde on a form approved by the Town Attorney, consenting to application of terms of this provision, shall, unless waived by the applicant, receive preferential treatment for a final approval or rejection or its application after a complete and correct application, fee and all required documentation and information is filled”.

If you intend on entering into a collocation agreement with the Town, please provide us a letter advising of your intent so that the advantage of the preferential consideration can be taken advantage of.

Additionally, since we probably do not have time for you to prepare the “draft agreement” and to have our attorney review and then you providing corrections or changes to the agreement, we will require, as part of the Use Permit proposed approval an accepted collocation agreement to be in place with the Town prior to any issuance of building permits. Also, as you can see in the Section 802 language, this is an option available to you. If you do not wish to enter into a collocation agreement then please advise us by E-mail before next Tuesday, January 26, 2016. We will also call you ahead of time and advise you of this issue.

Comment 4: In the PROJECT NARRATIVE for the SBA Goetts Multi Carrier Monopole, as submitted by the applicant under Description of Proposal, it states that “The site itself would consist of a 80’ steel-shaft monopole placed within a 50’ x 50’ chain link compound.

Per Section 802 – General Provisions of the Wireless Communication Facility Regulations, Item 11, it states the following: “Above ground equipment shall be enclosed by concrete masonry unit walls with landscaped screening, if located within 1,000 feet of existing residence.”

Per the Yavapai County GIS mapping system, staff has determined that the closest residence is approximately 7,000 feet away from the proposed wireless tower and that the Section 802, Item 11 requirements do not apply to your proposal. Chain Link Compound is OK.

Comment 5: In the PROJECT NARRATIVE for the SBA Goetts Multi Carrier Monopole, as submitted by the applicant under Site Description the following statement was provided: “It has been located on the site to ensure that it can be engineered to meet an appropriate reclining length setback for the neighboring properties. **The reclining length setback requirement is and shall be met per Section 802, Item 7.b of the Town of Camp Verde Wireless Communication Facility Regulations.**

Comment 6: Per Section 802 – General Provisions, Item 6 (Principal and Accessory Use) the following is determined: “Antennas and towers may be considered either principal or accessory uses to the principal use of the property.” **The proposed wireless communication facility meets this requirement and if approved would be considered as the Principal Use of the property.**

Comment 7: Per Section 802- General Provisions, Item 12 the following requirement is listed: “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”. **Please include this requirement on you building plans prior to submittal for building permits, should the Use Permit be approved.**

Comment 8: Per Section 806 – Application Submittal and Review, Item d., a maximum period of ten (10) years term of the Use Permit is allowed with Council review after five (5) years from the Use Permit approval date.

Comment 9: Please review Section 810 – Reclamation Plan requirements. In the past, the Town has allowed the applicant to submit the Reclamation Plan once a Use Permit approval has been provided by the Council. Additionally, the building permit will not be issued to the applicant until staff has approved the Reclamation Plan and Financial Assurances, as approved by staff, have been provided in a form as allowed by the Town. In Section 810 it speaks of a yearly increase of 8% of the reclamation cost estimate. In order to simplify the Financial Assurance process, in the past the Town has allowed a one-time increase of 8% of the cost estimate per year for the term of the approved Use Permit. An example would be as follows:

- Use Permit term is for 10 years.
- So, 8% x 10 years = 80%

Based on the above example, the Financial Assurance shall then be 180% of the reclamation cost estimate.

Comment 9: Per Section 811 – Removal, the intent is obvious for the reclamation process and that is to return the site to it's previous state. Also, it is required as follows: "Towers and antenna shall be removed, at owners expense, if not used for 180 consecutive days unless previous authorization has been received.

Comment 10: SETBACKS: Per Section 802, Items 10 a. & b.

Item a. States, " All other locations must be exhausted before a wireless communication facility applies for location in a residential zone. The proposed location is in the M1 – Industrial General district. (OK) Also, item b. states that all setbacks and height restrictions shall be based on the requirements of the zoning district it is located in. The M1-10A district requires as follows:

- Front Yard Setback = 20 feet
- Rear Yard Setback = 0 feet when adjacent to other commercial – industrial uses or 25 feet when adjacent to a residential district. Based on the proposed access to the subject site coming from Genesis Dr. on the West side of the property, the Front of the property would be that side facing and running parallel to Genesis Dr. with that in mind, the rear of the property would be you West property line. This line is adjacent to Yavapai County parcel the is zoned residential. The 25 feet setback would apply for the rear.
- Interior Side Yard Setback = 0 feet when adjacent to commercial – industrial districts. In this case, you are adjacent to commercial – industrial zoned properties and could have a 0 feet setback. It is always recommended that you set your buildings back at least 5 feet from the property line so that fire separation requirements from the building code are less restrictive.
- Exterior Side Yard Setback = NA

Note: In looking at your proposed site plan, you will meet your required setbacks.

Comment 10: Performance Criteria & Characteristics consistent with the purposes of Section 806 Items 2 & 3 respectively: (Determination of preference rating and favorable weighting)

Item 2 (Performance Criteria) = f. New Towers under 99 feet. If under 99 feet in height, a tower at this height is preferred over towers that are 100 feet to 199 feet and towers that are 200 feet and over.

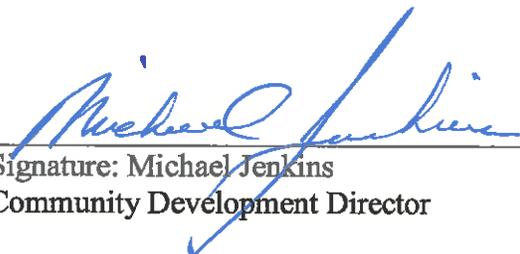
Item 3 (Characteristics) = h. Location in the least restrictive zoning district starting with Industrial. The proposed location is within an Industrial zoning district.

Note: These two (2) items above provide for a mid-level preference rating.

Note: If a Collocation agreement is provided by the applicant and approved, a high preference rating would be achieved.

If there are any questions concerning these comments, please call or E-mail me at the number or address listed above.

Thank you for your application.


Signature: Michael Jenkins
Community Development Director

1-25-2016
Date

Camp Verde Fire District

26 B Salt Mine Road
P.O. Box 386
Camp Verde, Arizona 86322

Phone: 928.567.9401
Fax: 928.567.2444
www.campverdefire.org



December 30, 2015

USE PERMIT APPLICATION COMMENTS

This review is based on: 2012 International Fire Code and 2012 International Building Code.

PROJECT

**SBA GOETTLS - MONOPOLE
USE PERMIT APPLICATION
407-09-160A
CAMP VERDE, AZ 86322**

CONTACT

**REG DESTREE
602-349-6930**

Additional requirements may be forthcoming once the building plans have been submitted.

PLANS ARE APPROVED. Failure to identify a code violation during this process of the plan review **DOES NOT** give the permit applicant the right nor authority to violate the code. **The final installation and construction must be in accordance with the International Fire Code.**

Please feel free to contact me at (928) 567-9401 ext. 105, should you have any questions.

Sincerely,

Kristi Gagnon
Fire Marshal

Kendall Welch

From: Nancy Gardner
Sent: Wednesday, December 30, 2015 12:07 PM
To: Kendall Welch
Subject: Wireless Tower project

Hi Kendall,

Just letting you know that I have no comment on the proposed project.

Marshal Nancy Gardner

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Please consider our environment before printing this email. 

Kendall Welch

From: Troy Odell
Sent: Monday, January 25, 2016 4:38 PM
To: Kendall Welch
Subject: RE: Review Comments For Wireless Tower
Attachments: Tower Review.pdf

Kendall:

Please see my attached comment.

Troy



Troy A. Odell, P.E.
Deputy Public Works Director
Town of Camp Verde, Public Works
395 S. Main St.
Camp Verde, Arizona 86322
(928) 554-0826

From: Kendall Welch
Sent: Thursday, January 21, 2016 11:57 AM
To: Ron Long; Troy Odell
Subject: Review Comments For Wireless Tower
Importance: High

Ron/Troy,

Comments for the proposed wireless tower (80' monopole) are due tomorrow. Has anyone had a chance to look at those? I dropped them off on 12/21/15.

Please let me know.

Thank you!

Kendall Welch

Assistant Planner/Administrative Assistant
Addressing Official
Community Development Department



Town of Camp Verde
Community Development Department – Planning Division
 ♦ 473 S. Main Street, Suite 108 & 109 ♦ Camp Verde, Arizona 86322 ♦
 ♦ Telephone: 928.554.0050 ♦ Fax: 928.567.7401 ♦
 ♦ www.campverde.az.gov ♦

December 21, 2015

TO:

- Town Engineer**
- Park and Recreation Department**
- Community Development Dir.**
- Building Official**
- Fire Department**
- Verde Valley Fire Department**
- Yavapai County Planning**
- Yavapai County Flood Control**
- Yavapai County Development Services -**
- ADOT**
- Camp Verde Water District**
- Camp Verde Sanitary District**
- Verde Lakes Water District**
- Marshal's Department**
- School District**
- U.S Forest Service**
- City of Cottonwood Planning**
- Other _____**
- Project Review:**
 Contact Agent, Owner & Engineer

FROM:

Name: **Kendall Welch** Position: **Assistant Planner/Addressing Official**
 Telephone: (928) 554-0053 Fax: (928) 554-0053
 E-Mail: kendall.welch@campverde.az.gov

Project Number: 20150388
Application Type: Use Permit – Wireless Tower
Project Name: SBA - Goettis
Project Address: N/A
Project Parcel: 407-09-160A

Description of Project:

This Use Permit application is for a proposed 80' multi-carrier monopole located on Parcel 407-09-160A, Camp Verde, AZ 86322.

A copy of the proposed project is attached and has been forwarded to you for your review and comment. Written comments are due to the Community Development Department by **Friday, January 22, 2016**. If you do not have any comments on the proposed project, please reply back to me with a "NO COMMENT".

Attached Documents: Land Use Application Form; Yavapai County GIS Information Sheet; Directions To Property; Project Narrative, Letter of Authorization, Compliance Certification, FCC Authorization, Surrounding Wireless Tower Map, Root Metrics Testing Information For Proposed Site, Photos Of Existing/Proposed Site, Plans Including: Location Plan, Site Plan, Site Grading Plan, Antenna Elevation, SBA Goettis Vicinity Map, SBA Goettis Zoning Map, SBA Goettis Land Use Map.

Thank you in advance for taking time to review this project!

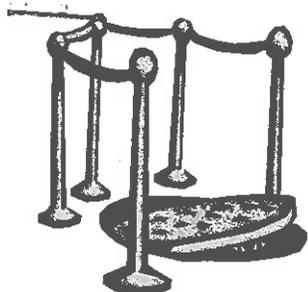
Note: Check with Kristi Gagnon about all-weather access... otherwise no comment.

(Handwritten initials 'TD' circled)



Handicap Relay: 711 or Voice: 1-800-842-4681 TTD: 1-800-367-8939





Town of Camp Verde Camp Verde Sewer Division

P.O. Box 1205
1000 E State Rte 260
Camp Verde, AZ 86322-1205
Phone (928) 254-9197 Fax (928) 567-8832
Email jan@campverdesewer.com

12/22/2015

Town of Camp Verde
Community Development Department

RE: Use Permit
Permit #20150388
407-09-160A

This property is not located within the sewer collection system.

I have no conflicts with this application.

Jan Grogan

928-254-9197
Manager
Sewer Department
Town of Camp Verde

Kendall Welch

From: Mcnerlin, Armen <Armen.Mcnerlin@centurylink.com>
Sent: Friday, January 22, 2016 4:01 PM
To: Kendall Welch
Subject: Project number 20150388

In regards to the above mentioned project number on parcel 407-09-160A in Camp Verde, I have no comments concerning the application.

Thanks and have a great day,

Armen McNerlin
Engineer II
office 928-634-2102
cell 928-821-4609
armen.mcnerlin@centurylink.com



The difference between the impossible and the possible lies in determination.

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Please consider our environment before printing this email. 

Kendall Welch

From: RMartin@uesaz.com
Sent: Monday, December 21, 2015 1:57 PM
To: Kendall Welch
Subject: Parcel 407-09-160A

Hi Kendall;

I received the use permit application for the proposed Wireless Tower for Parcel 407-09-160A. Unisource has no conflict here.

Thank you
Rhonda

*Rhonda Martin
Planner
Verde Valley District
500 S Willard St.
928-203-1214*

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Kendall Welch

From: Microsoft Outlook on behalf of Anonymous Caller
Sent: Monday, December 21, 2015 1:12 PM
To: Kendall Welch
Subject: Voice Mail (48 seconds)
Attachments: (48 seconds) Voice Mail.mp3

Hi Kendall Welch this is far chief is Amy I received a packet from from you in regards to a project that's going to be built over by Steve Corey.

I believe it's the communication tower we don't have any problems with that project and I know it says in here just indicate no comments I guess indicating no comment -- I don't know if it needs to be in on in the letter former or if I can just get by why don't we leaving this message the project number is 201-5038 eight so if I need to respond in a different matter please contact me at 928.

634-4865 otherwise I'll assume this is acceptable alright thank you sir bye bye.

Preview provided by Microsoft Speech Technology. [Learn More...](#)

You received a voice mail from Anonymous Caller

Caller-Id: Anonymous Caller

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Yavapai County Development Services

Prescott Office

1120 Commerce Dr., Prescott, AZ 86305
(928) 771-3214 Fax: (928) 771-3432



Cottonwood Office

10 S. 6th Street, Cottonwood, AZ 86326
(928) 639-8151 Fax: (928) 639-8153

Addressing – Building Safety – Customer Service & Permitting – Environmental – Land Use – Planning

To: The Town of Camp Verde
Community Development Department

From: Stacey Clark, RS
Yavapai County Development Services- Environmental Unit
(928) 649-6210

Date: January 13, 2016

RE: Destree Development/Wireless Tower Use Permit 20150388

The Yavapai County Development Services- Environmental Unit has no comments or concerns regarding this project.

Kendall Welch

From: Vickie Lewis <Vickie.Lewis@yavapai.us>
Sent: Monday, December 21, 2015 4:24 PM
To: Kendall Welch
Subject: 407-09-160A Use Permit

Kendall,
Yavapai County Flood Control has no issues with the Use Permit Application, project number 20150388, for parcel 407-09-160A, under Project Number 20150388. This parcel is not located within a FEMA or District-Regulated Special Flood Hazard Area.

As an FYI, due to the amount of proposed grading, please check with Troy Odell or Ron Long to ensure that the SWPPP requirements or Detention/Retention requirements are covered.

*Vickie Lewis
Hydrologist
Yavapai County Flood Control
(928) 649-6222*

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