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**AGENDA  
COUNCIL HEARS PLANNING & ZONING MATTERS  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, MARCH 23, 2016 at 6:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

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 Council requests.
  - a) **Approval of the Minutes:**
    - 1) Regular Session – March 2, 2016
    - 2) Work Session – March 9, 2016
  - b) **Set Next Meeting, Date and Time:**
    - 1) Wednesday, March 30, 2016 at 6:30 p.m.
    - 2) Wednesday, April 6, 2016 at 6:30 p.m. Regular Session
    - 3) Wednesday, April 13, 2016 at 5:30 p.m. Work Session
    - 4) Wednesday, April 20, 2016 at 6:30 p.m. Regular Session
    - 5) Wednesday, April 27, 2016 at 6:30 p.m. Council Hears Planning & Zoning Matters
5. **Special Announcements and presentations:**
  - **There are no announcements or presentations**
6. **Call to the Public for Items not on the Agenda.**
7. **Discussion, consideration, and possible approval of Resolution 2016-961, a Resolution of the Town of Camp Verde, Yavapai County, Arizona, declaring and adopting the results of the Special Recall Election held on March 8, 2016. Staff Resource: Virginia Jones**
8. **Public Hearing, Discussion, and Possible approval of Resolution 2016-955, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, 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 and zoning ordinance with a Use Permit. All Use permit approvals for a new wireless communication facility, if granted, shall be granted for a maximum period of ten (10) years. Staff Resource: Mike Jenkins**
  - **Staff Presentation**
  - **Declare Public Hearing Open**
    - **Call for Applicants Statement**
    - **Call for Public Input (either in favor or against)**
    - **Call for Applicant's Rebuttal (if appropriate)**

- Call for Public Input (either in favor or against)
- Call for Applicant's Rebuttal (if appropriate)
- Declare Public Hearing Closed
  - Call for Council Discussion (may ask questions of applicant)
  - Call for Staff Comments
  - Call for Motion
  - Call for Discussion of Motion
  - Call for Question

9. **Discussion, consideration and possible direction to staff relative to the Camp Verde Water Company, to include but not limited to, future development of Highway 260 and the Camp Verde Water Franchise Agreement.**
10. **Discussion, consideration and possible direction to staff relative to proposed legislation by the 52<sup>nd</sup> State Legislature during its second regular session that convened on January 11, 2016. Staff Resource: Russ Martin**
11. **Call to the Public for items not on the agenda.**
12. **Council Informational Reports.** These reports are relative to the committee meetings that Council members attend. The Committees are Camp Verde Schools Education Foundation; Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.
13. **Manager/Staff Report** Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.
14. **Adjournment**

Posted by:



Date/Time: 03-17-16 3:21PM

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council 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.

4.2-1

**DRAFT (Corrected) MINUTES  
REGULAR SESSION  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
WEDNESDAY, MARCH 2, 2016 at 6:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

**1. Call to Order**

Mayor German called the meeting to order at 6:30 p.m.

**2. Roll Call**

Mayor Charles German, Vice Mayor Bruce George, Councilor Robin Whatley, Councilor Brad Gordon, Councilor Jackie Baker, and Councilor Carol German were present. Councilor Jessie Jones-Murdock was absent.

**Also Present**

Town Manager Russ Martin, CVMO Marshall Nancy Gardner, OLLI Representative/Liaison Ed Lee, Vice President of Yavapai College Advancement /Executive Director Steve Walker, Town Clerk Virginia Jones, and Recording Secretary Lynn Riordan.

**3. Pledge of Allegiance**

Mayor German led the 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 Council requests.

**a. Approval of the Minutes:**

➤ Regular Session – February 17, 2016

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

➤ Wednesday, March 9, 2016 at 5:30 p.m. Council Work Session

➤ Wednesday, March 16, 2016 at 6:30 p.m. Council Regular Session

➤ Wednesday, March 23, 2016 at 6:30 p.m. Council Hears Planning & Zoning Matters

**c. Possible approval authorizing the Marshal's Office to submit two grants to the Department of Homeland Security (DOHS) totaling approximately \$65,000.00. There is no match required; partial grant funding would be accepted.** Staff Resource: Marshal Nancy Gardner

**d. Possible approval for Finance Director to close the Yavapai Apache Nation Fund.** Staff Resource: Finance Director Mike Showers.

**e. Possible approval for Finance Director to change the name of the Donations Fund to the Restricted Use Fund.** Staff Resource: Finance Director Mike Showers.

**f. Possible approval for Finance Director to make the requested budget amendments as shown on the attached budget amendment form.** Staff Resource: Finance Director Mike Showers.

On a **motion** by Councilor Gordon, seconded by Vice Mayor George, the council unanimously voted to approve the Consent Agenda, excluding items 4.d, 4.e, and 4.f, at the request of Councilor Gordon. Councilor Gordon requested Finance Director Michael Showers provide an explanation for public benefit of these three line items. Mr. Showers advised the following: 4.d The Yavapai Apache Nation Fund was set up to receive and distribute the annual contributions from YAN. At that time the YAN funds were partially for Camp Verde and partially for other Verde Valley communities; Camp Verde was assigned to distribute the funding. Currently, YAN distributes Verde Valley contributions separately and all funds received from YAN (Camp Verde) are for Camp Verde and unrestricted, therefore the Yavapai Apache Nation Fund no longer

serves any purpose; 4.e The current Donations Fund holds and distributes all income that is restricted including donations; as this fund holds and distributes safety funds, donations, and other restricted monies, renaming it Restricted Use Fund would be appropriate, noting there would be no changes except the name of the fund; and 4.f Requested budget amendments, as provided on the budget amendment form, will be moving expenses from one line item to another to accommodate changes (particularly to pay staff that have been moved into Town Employee status from contract employee status) – these amendments do not change the actual budget amounts.

On a motion by Councilor Gordon, seconded by Councilor Baker, the council unanimously voted to approve the Consent Agenda Items 4.d, 4.e, and 4.f.

5. **Special Announcements and presentations:**
- **Recognition of the following business:**
    - **Camp Verde Automotive**
    - **Camp Verde Water System Inc.**
    - **Verde Sol-Air Services**
    - **Babes Round-up**
    - **McDonald Brothers Construction**

Mayor German advised the Town had, for a long time, wanted to recognize and show appreciation to its long term and loyal business owners, noting that these businesses were actually in operation prior to the Town's incorporation in 1986. Mayor German presented Mike Hough - Camp Verde Automotive Business License #2, Stan Bullard – Camp Verde Water System Inc. Business License #5, Charles Wagner – Verde Sol-Air Services Business License #24, John McReynolds – Babes Round-up Business License #26, and Brian McDonald – McDonald Brothers Construction Business License #28 each with a "Key to the Town" plaque.

6. **Call to the Public for Items not on the Agenda.**  
**Nikki Miller**, representing Camp Verde Promotions, addressed the Mayor and Council advising they would be hosting a booth at the Spring Festival for promoting and providing information about local businesses; Ms. Miller encouraged all local business owners to sign up for participation in the booth. Ms. Miller also advised that volunteers were needed for Spring Festival.
7. **Public Hearing and possible approval of Alternating Proprietorship for Heartwood Cellars, LLC – Valerie Lynn Wood, located at 4626 Old Highway 279, Camp Verde, AZ 86322.**  
On a motion by Councilor German, seconded by Councilor Baker, the council unanimously voted to approve the Alternating Proprietorship for Heartwood Cellars, LLC – Valerie Lynn Wood.

Town Clerk Virginia Jones advised the Mayor and Council that Ms. Wood's application was complete, notice was posted as required by law, and the Town did not receive any comments or complaints relative to this application. David and Valerie Lynn Wood addressed the Mayor and Council advising this would be the first Alternating Proprietorship in Arizona if approved by the Council, as this is new to Arizona, although wineries in California have been successfully participating in alternating proprietorships for many years. Mr. Wood explained the mechanics and structure of an alternating proprietorship, requesting approval of their application. Councilor Gordon commended Mr. and Mrs. Wood for their success in getting through all the bureaucratic paperwork, and the Mayor and Council applauded the Wood's using the opportunity granted by the new laws and entering into this co-op adventure, wishing them great success.

8. **Public Hearing and possible approval of Special Event Liquor License for the Verde Valley Ranger, Mounted Sheriffs' Posse-Catherine A Webster for the 2016 Spring Heritage Festival to be held on March 19-20, 2016.**  
On a motion by Councilor Baker, seconded by Councilor German, the council unanimously voted to approve the application for a Special Event Liquor License for the Verde Valley Ranger, Mounted Sheriffs'

Posse for the 2016 Spring Heritage Festival.

Town Clerk Virginia Jones advised the Mayor and Council that the application was complete and all paperwork was in order. Catherine Webster and Nikki Miller addressed the Mayor and Council advising a portion of proceeds will be donated to the Veteran's Van (transportation for our local veterans) and the 2016 Spring Heritage Festival beer garden would be appropriately named the Williams-Roth Beer Garden, acknowledging the service and dedication of Verde Valley Rangers Mounted Sheriff's Posse empty saddles Jim Williams and Gary Roth. Ms. Miller advised that the beer garden would be serving beer and wine, including beer and wine from local breweries and wineries; volunteers to help with the beer garden would be appreciated.

**9. Presentation and update by Yavapai College Vice President Steve Walker**

Vice President of Yavapai College Advancement /Executive Director Steve Walker a brief update and overview of Yavapai College Annual Report and provided each Council Member with a copy of the District Governing Board Annual Report to Owners 2015 and the Yavapai College Community Update. Mr. Walker advised that Yavapai College goals were to provide excellence in education; support regional economic development and provide cultural enrichment. Vice Mayor Bruce acknowledged Mr. Ed Lee's participation, support and hard work in making OLLI successful in Camp Verde. Councilor German inquired about how the Council and community could find out where and when Yavapai College would hold focus groups to allow public comment. Mr. Walker advised he would provide that information to Council this week.

**10. Discussion, consideration, and possible for Finance Director to write-off the remaining portion of the Parks Fund loan payable to the General Fund and close the Parks Fund. Staff Resource: Finance Director Mike Showers.**

On a **motion** by Councilor Baker, seconded by Vice Mayor George, the council unanimously voted to approve and direct Finance Director Mike Showers to write-off the remaining portion of the Parks Fund loan. At the request of Council, Finance Director Mike Showers explained the Park Fund loan was established to purchase property off McCracken Lane more than ten years ago. The loan was made from (Town of Camp Verde) general fund to (Town of Camp Verde) Parks fund. The loan is without interest, and at this time the loan serves no purpose and does not benefit the Town by keeping it on the books. This loan simply is showing the Town has a liability (to itself) with no mechanism to repay, and currently only causes harm (cash restriction). Council Members discussed the chain of events, funding by tax increase (expired) and Resolutions (expired), that park development and improvements are currently included in CIP projects, and donations are placed in a Restricted Funds account.

**11. Discussion, consideration, and possible approval of Ordinance 2016-A416 an Ordinance of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, amending Section 3-2-7 of the Town Code regarding Town Attorney, Superseding 2002-A220. Staff Resource:**

On a **motion** by Vice Mayor George, seconded by Councilor Baker, the council unanimously voted to approve Ordinance 2016-A416 amending Section 3-2-6 of the Town Code regarding the Town Attorney. Town Manager Russ Martin advised the proposed Ordinance 2016-A416 is designed to connect what is currently in the Town Code with what the Town is doing now and to make sure that the protocol is appropriately stated in the Town Code. Town Attorney bills are already detailed, and available to Council Members at any time, acknowledging that requesting additional details or summary may cause fees being assessed for that service.

**Council Discussion:** Vice Mayor George, in support of Ordinance 2016-A416, stated his concern and desire for communications with the Town Attorney is to be transparent (to all council members and the public), and the Town Attorney's monthly summary and billing statement should reflect all contact and/or communication by Town Council members as well as any Town employees (department heads).

Councilor Whatley stated concerns that communication with the Town Attorney by any or all Council Members should be transparent, and should include all Council Members being advised of the person initiating the communication, its origin, inquiry, and opinion, as well as any cost associated with that communication.

Councilor Baker stated the Town Attorney does not charge the Town for simple telephone communications by Council Members, stating this availability to contact the Town Attorney may be saving the Town money and potential legal errors. She believes the Town Attorney only charges if a written opinion or summary is requested or needed.

Councilor Gordon stated that each Council Member should be receiving the same information so they can act as one unit, not individually, and he believes the Town Attorney was instructed to track communications with the Town.

Councilor German, in support of the proposed Ordinance 2016-A416, stated the proposed changes may clarify protocol with respect to communications with the Town Attorney, but also believes it should include (courtesy) notification of such communication to the Town Manager or Town Clerk, with a summary of any communication being available to all Council members. Councilor German stated public perception indicates that Council members have abused the right to contact the Town Attorney at taxpayer expense, when in fact, that is not accurate. Councilor German stated she obtained a copy of the Town Attorney's billing statement for the past 19 months which reflects the actual cost of Council members contacting the Town attorney was minimal. A copy of Councilor German's position and statement is attached to these Minutes and becomes a permanent part of the record (Exhibit A-all items in BLACK are from the original document given to Clerk's Office by Councilor German. Items in red are verbatim).

Town Manager Russ Martin advised that the bills are already detailed, and available to Council Members at any time, acknowledging that requesting additional details or summary may incur fees being assessed for that service.

12. **Discussion, consideration and possible direction to staff relative to proposed legislation by the 52<sup>nd</sup> State Legislature during its second regular session that convened on January 11, 2016.** Town Manager Russ Martin stated concerns with the potential Community Facilities Districts being proposed, as it may have an effect on the development along Hwy 260. This matter will be an Agenda item in the near future, as well as election issues.

13. **Call to the Public for items not on the agenda.**

**Marie McClue, Camp Verde Senior Center,** addressed the Mayor and Council advising that the Meals on Wheels fund raiser will be held March 19, 2016 starting at 9 am in Camp Verde – Gazebo (in conjunction with Cottonwood and Clarkdale). Volunteers, pledges and donations are welcome.

**Debbie Finner** addressed the Mayor and Council suggesting the Town employ two persons (instead of one), for code enforcement and animal control; having one person to enforce both is not enough. Ms. Finner stated that code enforcement is not being dealt with timely, and she would like the Town to address this problem, particularly in Verde Lakes, as code violation, garbage, outdoor storage, etc., affects neighborhoods and potentially lowers property values. Ms. Finner also requested the Town advertise it's free dump days as "Free Dump Days", not just as a community clean-up. Ms. Finner also suggested community support to help those who cannot clean up (elderly or disabled).

14. **Council Informational Reports.** These reports are relative to the committee meetings that Council members attend. The Committees are Camp Verde Fire District, Camp Verde Schools Education Foundation; Chamber of Commerce, Intergovernmental Association, NACOG Regional Council, Verde Valley Transportation Planning Organization, Yavapai County Water Advisory Committee, and shopping locally. In addition, individual members may provide brief summaries of current events. The Council will

have no discussion or take action on any of these items, except that they may request that the item be placed on a future agenda.

**Councilor Whatley** – no report.

**Councilor Gordon** – advised that he attended the Governor's Council on Water Conservation and Arizona Forward meetings – both addressed water issues; attended the Intergovernmental (IGA) meeting in Sedona where homelessness was addressed; and attended the Library tour (earlier this evening).

**Vice Mayor George** – advised he attended the Intergovernmental meeting in Sedona and also participated in "Coffee with a Cop".

**Mayor German** – stated he met with Steve King (Yavapai College Advisory Committee) to discuss the need for a public forum or time allowed at their meeting for public comment or questions; the meeting have such time restraints that public comment has not been on their Agenda; the Advisory Committee met earlier today and they are open to public forums being set or written questions/comments (limit 5 per meeting) for the Committee to address.

Councilor Baker – advised that the Yavapai College Advisory Committee is doing a great job representing Camp Verde and the entire Verde Valley; she attended the IGA meeting in Sedona and attended the Library tour.

Councilor German – stated she attended the IGA meeting in Sedona, homelessness in the entire Verde Valley was addressed; the Yavapai College Board met last Tuesday and the Verde representative requested an independent evaluator/consultant regarding the Verde Valley having an independent administration – the Yavapai College Board voted this request down 3-2; she also attended the Yavapai College Advisory Committee meeting wherein the committee was open to having a public forum for the Verde Valley and Chairman Thorp (Educational Committee) stated support for the Verde Valley having a separate college administration or, at a minimum, address the Verde Valley needs and access in a more equitable manner; Councilor German also attended the Library tour.

15. **Manager/Staff Report** Individual members of the Staff may provide brief summaries of current events and activities. These summaries are strictly for informing the Council and public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

Town Manager Russ Martin advised **FREE DUMP DAYS will be on Thursday, Friday and Saturday starting on March 17, 2016 for three weeks straight 8:00 a.m. to 4:00 p.m.** Mr. Martin stated it will be advertised on the Town website, the Ranger District website and in the newspaper.

The Camp Verde Elementary School will be closed on Thursday, March 3, 2016 due to smoke damage caused by an electrical problem.

Mayor German advised that Sedona Recycling and the Town Attorney would be in attendance at next week's Council Meeting, March 9, 2016.

**Adjournment.** Mayor German, with no objection from Council, pronounced the meeting adjourned at 8:34 p.m.

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Charles German, Mayor

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Virginia Jones, Town Clerk

**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Regular Session Mayor and Common Council of the Town Council of Camp Verde, Arizona, held on March 2, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Lynn Riordan, Recording Secretary



~~My question is why are we making this an issue? But before anyone responds to that question, I would like to point out a few facts.~~

To talk to what the managers been saying I think it's handled very well here and it already stated this in our code previously it's just clarifying contract attorney. I have every right as an elected official to call the attorney like the manager said. That is he's our attorney, but for me courtesy wise, call the manager and say I need to call the attorney on this agenda item and I'm letting you know. Would you please, or the clerk, notify all council that I am calling on this issue, I want an answer to this question, and then get the answer in, get it back, what was said and send it to all council. To me that is not a problem, I just want to make that statement right there. So but before that's addressing what this conversation has been.

I also have something I would like to say that relates to this agenda item. This is because of a ~~address a~~ Council person's statement at the Feb. 17 ~~regular Council meeting~~ regular Council meeting and it pertaining to this agenda item. It was stated that the attorneys are expensive and that this Council has cost the Town Attorney thousands of dollars as a result of Council members. Quote, "I'm not being critical here I just want to clarify something" that "willy-nilly" calling the Town Attorney. Because of that statement and others I'm the one that asked for the itemization of all Attorney calls, I asked for the last 2 years, that resulted from individual Council members calling the Attorney. we got it for the last 19 months, so that I could peruse it and I also asked that list be it go sent to all Council members.

So with that itemized statement upon reviewing the list of charges, it is evident that only \$350 was incurred ~~over of~~ the last 19 months was incurred by this council, and furthermore the staff report indicates that the cost relating to Council was approximately \$3000. That is correct ~~when you look at the data~~ it was, if you add all this up its about \$3000 over a 19 month period, but what we need to look at is the majority of those costs were incurred by the Mayor and the Manager and this is public record, you can look at it. Confer with the Manager and Mayor regarding an agenda item and that sort of thing. So if you look at it that way the \$350 as a result of the Attorney having to review agenda times and other documents. To clarify, approximately \$350 over a 19 month period was from direct calls they were and some of those calls were not made by a Council member but were calls to Council members from the Town Attorney at the request of the Manager and as requested by outside council. And the attorney says this in here, he specifies what the call was. So some of those calls listed on here came to council members at the request of the Manager, at the request of some outside attorneys to call this council member about a question or whatever. So you do that, so I did that, I added it all up it was about \$350 but if you take out if you go through and take out the calls that came from the Attorney ~~When you remove those~~ that takes out about (\$330) of that \$350 so the total drops to \$20. Now this a minugia of the overall legal expenditures of the Town of Camp Verde during this time period.

It is frustrating to me for the public to receive non-factual data in a public setting from their elected officials. It is important for the public and the Council to understand that without an attorney present at our meetings it is sometimes necessary for Council members to seek legal clarification on issues pertaining to the Town. Now that can be done with this addition to this, you just notify the Manager or the Mayor, I am going to call the Attorney on this particular agenda item, I would even say why, and then notify the rest of the Council. But it is each Council member's responsibility to be legally informed

on issues that come before the Council. That's why we were elected, we were elected to represent the citizens of this community, so we need to be sure that the decisions that we make are legal and most of the time, we don't have to call the attorney that's evident, by this statement right here, we don't have to call the attorney. But if it's a problem, there is a perception that council members call the attorney every day. That is not true. I can count on one hand- less than 5, I am going on 8 years on this council that I have called an attorney myself and I don't call the attorney willy-nilly. If it is, I don't mind going through the Manager or the Mayor saying I am going to do this but it is my right as an elected official if I want to do that. I don't have a problem with telling the Manager or the Mayor that I'm going to call the attorney on an issue. It is very rare that that happens. So I just want to clarify that. It's misinformation, it is not a big expense and this town has a lot of legal expenses but it isn't from individual Council members calling the attorney and driving up that expense. So I just wanted to clarify that information because it was told to the public, it is on record and I went back and listened to the recording and the video didn't work I guess. That was my so to speak to clarify a statement to the general public. ~~this information should come from an attorney.~~

~~So my question, why are we spending time, money, and energy on this issue; and why would we even consider changing or altering the Town Code when there has not been a demonstrated abuse or problem with the Code?~~

4.a.2.

**MINUTES  
WORK SESSION  
MAYOR AND COUNCIL  
473 S MAIN STREET, SUITE 106  
THURSDAY, MARCH 9, 2016 at 5:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

**Call to Order**

Mayor German called the meeting to order at 5:30 p.m.

**Roll Call**

Mayor Charles German, Vice Mayor Bruce George, Councilor Carol German, Councilor Robin Whatley, Councilor Jessie Jones-Murdock, Councilor Brad Gordon, and Councilor Jackie Baker.

**Also Present**

Town Attorney Bill Sims, Town Manager Russ Martin, Community Development Director Mike Jenkins, Building Official Robert Foreman, Risk Manager Carol Brown, Assistant Planner Kendal Welch, Town Clerk Virginia Jones, and Recording Secretary Jennifer Shilling.

**Pledge of Allegiance**

Mayor led the Pledge.

**Discussion and possible direction to staff concerning requirement of adequate fire flow.**

Mayor Charles German gave the floor to Town Manager Russ Martin. Mr. Martin explained this meeting is to decide the issue of liability for the town regarding adequate fire flow in the future and reminded everyone that the Council could go into an executive session if needed. Mr. Martin stated this is an important issue and explained the goal of the work session is to bring the Council up to speed, address changes and get direction on where to go with this issue. Mr. Martin explained there would be no decision made tonight and more meetings will follow. Mr. Martin stated there is not a standard solution for adequate fire flow, that every situation will be different. Ultimately, protecting the citizens is most important. Mr. Martin gave history of fire codes issues and stated adequate fire flow is not a new issue. One option is installing a sprinkler system but the expense on a new single family home is costly. Another option would be fire hydrants but water availability is a problem.

Council Members discussed options for adequate fire flow, which included sprinkler systems, which could be costly to new, single family homebuyers, and fire hydrants, which could be difficult to install due to lack of water that is available. Members also discussed what to do about existing older homes.

Council Members discussed the idea of a well system, if they would need a separate holding tank, an approximate cost of drilling a well and how many homes could be protected by one well.

Attorney Bill Sims explained, we need to balance the needs of a property owner vs. the town needs and safety. Mr. Sims is pleased to see the Town of Camp Verde is looking at this issue.

Building Officials could be exposed to liabilities by approving a permit that is directly prohibited by the current subdivision codes and fire codes. Mr. Simms suggests the town look at options and apply them to three different fact patterns:

1. Subdivisions yet to be created- talk with the developer and convince them to put a cost effective fire protections on the plat. Examples: The Developer could require the property owner to put a tank on site or the Developer could require the homeowner to install a sprinkler system.
2. Subdivisions already subdivided, the plat is already recorded and the homes are already built- identify property owner who controls most of the lots and say it is their interest, to protect the buyers, and require them to put in lines/hydrants or require sprinklers and not authorize any building on the subdivision until the fire flow is addressed.
3. Lots across the town- empty lots that have been long established and have already been approved or existing homes. Fire flow options are very limited.

Mr. Simms explained the town is caught between conflicting laws, and not allowed to require sprinklers but it is appropriate for the town to require a fire solution.

Council Members discussed the limited water resource and water is not guaranteed in some locations.

The town could ask the public for a solution, explaining to them where they are regarding the issues and make them aware of the consequences. The town should make the public aware of the cost for more tenders and the manpower needed to have more tenders. Explain to the public that hydrants aren't a solution because of lack of water and the town cannot require a builder to install sprinklers, Councilor Jessie Jones-Murdock stated there are so many hurdles, that we should work as a community to use the resources to the best of their abilities. She suggested requiring sprinklers on higher risk homes or having different levels of protection. This could separate who is responsible.

**Motion** made by Councilor Brad Gordon to adjourn to Executive Session. Seconded by Councilor Jackie Baker. **Motion** carried unanimously.

***Adjourn to Executive Session at 6:19 p.m.***  
***Return from Executive Session at 7:03 p.m.***

Mayor Charles German reopened the meeting and expressed his appreciation of the patience of the audience during the Executive Session. He feels like they have come up with some possible solutions. Mayor German explained because of time restraints, he is requesting the audience write down where concerns are on the particular three options and contact the Community Development Department so it is on record. The Council will need to look further into the legal parameters. Mr. Martin explained there would be at least one more public work session to have an opportunity to express how it will affect you, and how it could lead to ordinance changes. Mayor German explained that this topic is too important to get this wrong, and is too important for our future to get this right as a community.

Attorney Bill Sims reviewed the three categories of Land Use, that are implicated by this decision as follows (what does the town do for):

- 1- In fill (lots that already exist), when the property owner comes in for building permits, what does the town do, what are the options that are available? What firefighter options are available?
- 2- Previously approved plats- is it different than In Fill lots, what should the town require, are there things done on site to respond easier to a fire.
- 3- Property that is not yet plated. To determine firefighting solutions, is it appropriate to rely on one tender to support multiple subdivisions.

Mr. Simms stated that the laws we are trying to satisfy is the statute that says that you as a government cannot require sprinkler systems but you are in a community where fire hydrants and water pipes are not necessarily prevalent. You have to balance the need for public safety, and you are required to have a fire fighting solution.

**Update followed by discussion and possible direction to staff regarding Highway 260, to include but not limited to the next steps for wastewater development along State Route 260**  
Town Manager Russ Martin explained this item is on the agenda to give an update on where the Horseshoe Bend Project is. The developer wants to do the planning right and is interested in moving forward with the project. Deputy of Public Works Director Troy O'Dell provided a map of the Preliminary Sewer Alignment for each member to review. (See map) Mr. Odell explained there are three color-coded options shown on the map. The goal is to get to the lowest corner on Horseshoe Bend Drive. When each option was "walked", the Green Line was the most favorable.

Mr. Odell gave background information and explained that the property owner, Philip Monroe had asked for a Use Permit for a wastewater treatment facility. Mr. Odell felt like Mr. Monroe would be spending more than it would cost to put in a gravity line from his point A to the Town's Proposed point B. and made the suggestion to Mr. Monroe that since the Town is planning on developing the Sewer line in the near future, that perhaps Mr. Monroe would be open to other options.

Mr. Odell felt like a new study should be done to make sure costs are appropriate for all involved. The goal is to find the easiest long-term solution and avoid extra costs.

Mr. Martin stated he needed some flexibility to work with the numbers and engage someone to go out and find the answers.

Property Owner Philip Monroe addressed the Council and thanked them for allowing him to speak and for all the interest/concern they have shown to get into a win/win situation. Mr. Monroe explained that when he first purchased the park he certainly did not foresee this type of development and was set with going forward with a wastewater facility. This topic is complicated and it is hard to anticipate problems and or costs. Mr. Monroe stated he felt it may be a little premature in coming to the Council. He is still looking at other options. He wants to do what is right for the Town and himself and his Investor Group and does not want to rush into something. Vice Mayor Bruce George stated that even though Mr. Monroe feels it may be a little premature in bringing this topic to the Council, he liked that Mr. Monroe is giving them a heads

up regarding this topic. Mr. Monroe suggests coming up with a Band-Aid solution now while the study is being done. Mayor German explained the Council wants to see his park open and wanted to know the comfort level of the property owner.

The Council gave Mr. Martin permission to move forward to begin the Future Plan Study.

Mr. Odell gave a brief sewer update. CMAR didn't want to do any of their work and wanted another contractor to come in and work with the schedule. They are currently going out to bid and have had discussions with a contractor who has worked with UNS.

**Discussion and possible direction to staff regarding the possibility of added Health Care for Employee's families.**

Town Manager Russ Martin introduced the idea of possibly extending health care coverage for employee families. He explained that he would need an answer by next month because May 10<sup>th</sup> is the healthcare enrollment deadline. Mr. Martin will have a preliminary number after the enrollment period. Mr. Martin reviewed the cost break down report that was included in the packet (see report).

Vice Mayor Bruce George encourages the group to go with one of the plans. He would like to start with the 40% coverage and include vision and dental coverage. Other cities are providing coverage to their employee families.

Mayor German gave direction to Mr. Martin to start with the 40% healthcare coverage for employee families and include 100% of vision and dental.

**Adjournment**

Mayor German adjourned the meeting at 8:21 p.m.

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Charles German, Mayor

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Jennifer Shilling, Recording Secretary

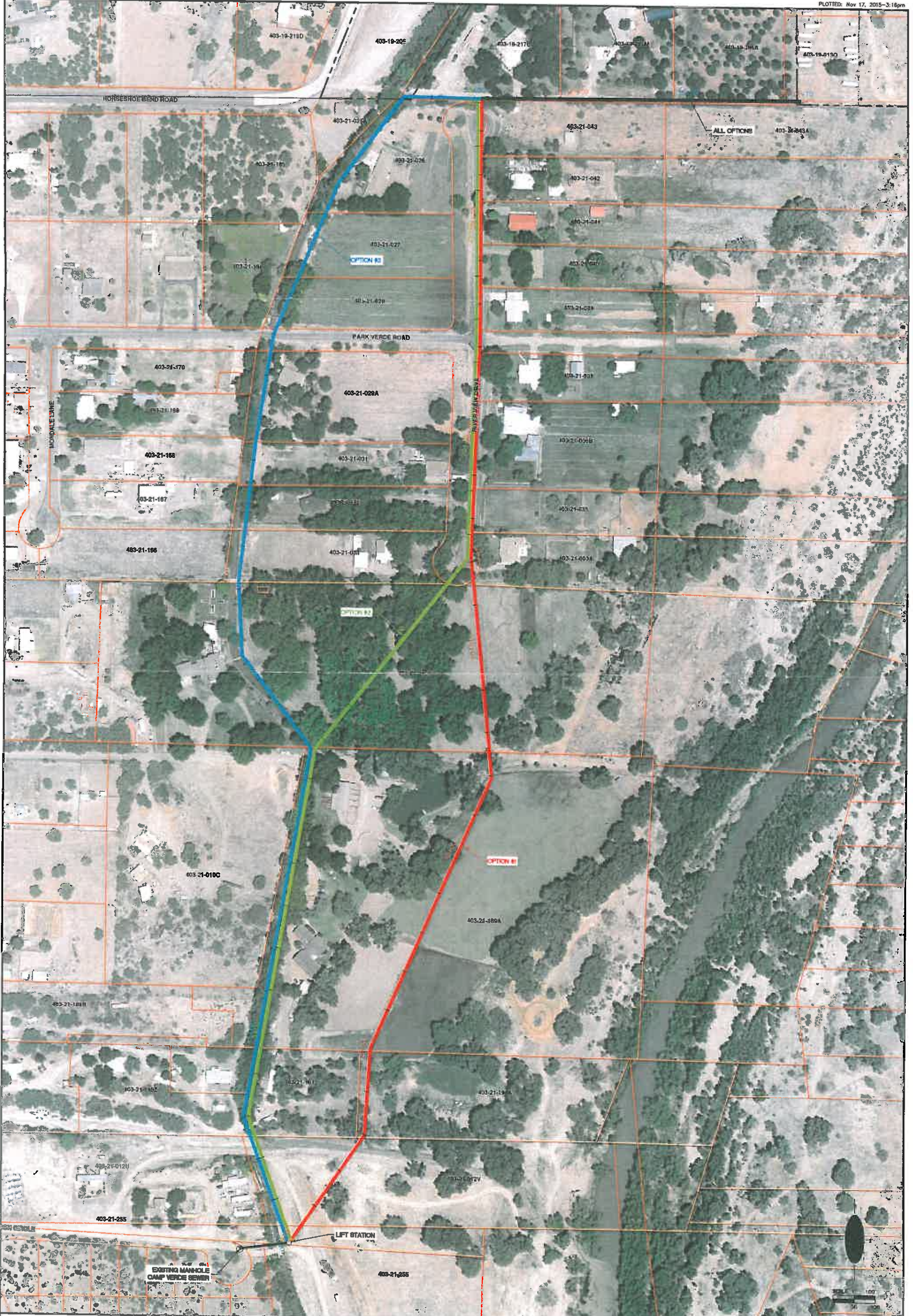
**CERTIFICATION**

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Work Session Mayor and Common Council of the Town Council of Camp Verde, Arizona, held on March 9, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

Virginia Jones, Town Clerk



CALL TWO WORKING DAYS BEFORE YOU DIG  
1-800-STAKE-IT

REVISIONS			
NO.	DESCRIPTION	DATE	BY

**SWI**  
Shephard Wesnitzer, Inc.  
www.swiaz.com

75 Kall of Place  
Sedona, AZ 86336  
928.282.1061  
928.282.2058 fax

JOB NO: 15088  
DATE: NOV 15  
SCALE: 1"=100'  
DRAWN: MWJ  
DESIGN: DMM  
CHECKED: DMM

VERDE RIVER RV	CAMP VERDE ARIZONA	DRAWING NO. EX1
<b>PRELIMINARY SEWER ALIGNMENTS</b>		SHT NO. OF 1 3



RESOLUTION 2016-961

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE SPECIAL RECALL ELECTION HELD ON MARCH 8, 2016

WHEREAS, the Town of Camp Verde, Yavapai County, Arizona did hold a Recall Election on March 8, 2016 for the recall of one (1) Council Member; and

WHEREAS, the election returns have been presented to and have been canvassed by the Town Council;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona as follows:

Section 1. That the total number of ballots cast as said Special Recall Election, as shown by the poll lists was 1,972 and the total number of registered voters in the Town of Camp Verde, Yavapai County, Arizona was 5,547.

Section 2. That the total number of ballots rejected was 22.

Section 3. That the votes cast for the candidates and Council Member are as follows:

	Camp Verde	Totals
George, Bruce	1,033	52.38%
Robbins, Leah	926	46.96%
Write Ins	13	00.66%
Totals	1,972	100%

Section 4. That it is hereby found, determined and declared of record, that the following candidate did receive the greatest number of votes of the electors of the Town voting at said election, and is hereby issued a certificate of election:

Bruce George

Section 5. This resolution shall be in full force and effect immediately upon its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA THIS 23rd day of March, 2016

Charles German, Mayor

Attest:

Virginia Jones, Town Clerk

Approved as to form:

William Sims, Town Attorney





**Yavapai County  
Department of Elections**

1015 Fair Street-Room 228  
Prescott, Arizona 86305  
Phone: (928) 771-3250 Fax: (928) 771-3446  
web.elections@co.yavapai.az.us

**Lynn A. Constabile**  
Elections Director

---

March 11, 2016

Virginia Jones CMC, Town Clerk  
Town of Camp Verde  
473 South Main Street, Suite 102  
Camp Verde, AZ 86322

Dear Ms. Jones,

Enclosed please find the Certification of Election Results plus two sets of election results for the Town of Camp Verde Recall Election held on March 8, 2016. One copy is entitled "Unofficial Final Results". Please use this copy for your canvass. The other copy is entitled "Official Final Results" which is to be used for your official records after canvass.

Sincerely,

Lynn A. Constabile  
Elections Director

LAC:akc

Enclosure

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**FOR ELECTION RESULTS VISIT OUR WEB PAGE: [WWW.CO.YAVAPAI.AZ.US](http://WWW.CO.YAVAPAI.AZ.US)**

**Toll Free Numbers:** Ash Fork \ Bagdad \ Seligman \ Yarnell Areas 1-800-771-2797  
Black Canyon City 602-495-8800 Cottonwood \ Camp Verde \ Sedona Areas 639-8100

Yavapai County Recorder  
Leslie M. Hoffman  
County Recorder  
1015 Fair Street-Room 228  
Prescott, Arizona 86305  
928-771-3244  
928-771-3258 (Fax)

Voter Registration  
Laurin Custis  
Registrar of Voters  
928-771-3248  
928-771-3446 (Fax)

Elections  
Lynn A. Constabile  
Elections Director  
928 771-3250  
928 771-3446 (Fax)



## CERTIFICATION OF ELECTION RESULTS

For the

### TOWN OF CAMP VERDE RECALL ELECTION

MARCH 8, 2016

### YAVAPAI COUNTY, ARIZONA

We, Leslie M. Hoffman, Yavapai County Recorder, and Lynn A. Constabile, Yavapai County Elections Director, hereby certify that the attached foregoing vote results contains a full, true, and correct copy of the vote tabulations for the March 8, 2016, Town of Camp Verde Recall Election.

Dated this 11<sup>th</sup> day of March, 2016

A handwritten signature in cursive script, appearing to read "Leslie M. Hoffman".

Leslie M. Hoffman, County Recorder

A handwritten signature in cursive script, appearing to read "Lynn A. Constabile".

Lynn A. Constabile, Elections Director

Election Summary Report  
MARCH 8, 2016  
COUNTY OF YAVAPAI  
STATE OF ARIZONA  
OFFICIAL ELECTION RESULTS  
UNOFFICIAL FINAL RESULTS

Date: 3/9/2016  
Time: 4:58:17 PM  
Page 1/1

Registered Voters 5,547 - Total Ballots 1,975 : 35.60%

1 of 1 Precincts Reporting 100.00%

**COUNCIL MEMBER**

Number of Precincts	1	
Precincts Reporting	1	100.00%
Vote For 1		
Total Votes	1,972	
GEORGE, BRUCE (NP)	1,033	52.38%
ROBBINS, LEAH (NP)	926	46.96%
Write-In	13	0.66%

Statement of Votes Cast  
MARCH 8, 2016  
COUNTY OF YAVAPAI  
STATE OF ARIZONA  
OFFICIAL ELECTION RESULTS  
TOWN OF CAMP VERDE RECALL  
UNOFFICIAL FINAL RESULTS

Date: 3/11/2016  
Time: 9:31:52 AM

	Turnout			COUNCIL MEMBER							
	Reg. Voters	Ballots Cast	% Turnout	Reg. Voters	Total Votes	GEORGE, BRUCE (NP)		ROBBINS, LEAH (NP)		Write-In	
Jurisdiction Wide											
219 - FORT - 01/03/07											
Early Voting											
<b>Total</b>	5547	1975	35.60%	5547	1972	1033	52.38%	926	46.96%	13	0.66%
Early Voting	5547	1975	35.60%	5547	1972	1033	52.38%	926	46.96%	13	0.66%
<b>Total</b>	5547	1975	35.60%	5547	1972	1033	52.38%	926	46.96%	13	0.66%



**YAVAPAI COUNTY ELECTIONS DEPARTMENT**  
**REJECTED BALLOTS REPORT**

**March 8, 2016**

**Recall Election - Camp Verde**

**REJECT REASONS**

TOTAL REJECTED BALLOTS =

**22**

2 EMPTY ENVELOPE  
6 NOT SIGNED BY VOTER  
14 SIGNATURE DIFFERENT  
- VOTED TWICE  

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22 TOTAL

Election Summary Report  
MARCH 8, 2016  
COUNTY OF YAVAPAI  
STATE OF ARIZONA  
OFFICIAL ELECTION RESULTS  
OFFICIAL FINAL RESULTS

Date: 3/11/2016  
Time: 9:33:39 AM  
Page 1/1

Registered Voters 5,547 - Total Ballots 1,975 : 35.60%

1 of 1 Precincts Reporting 100.00%

**COUNCIL MEMBER**

Number of Precincts	1	
Precincts Reporting	1	100.00%
Vote For 1		
Total Votes	1,972	
GEORGE, BRUCE (NP)	1,033	52.38%
ROBBINS, LEAH (NP)	926	46.96%
Write-In	13	0.66%

Statement of Votes Cast  
MARCH 8, 2016  
COUNTY OF YAVAPAI  
STATE OF ARIZONA  
OFFICIAL ELECTION RESULTS  
TOWN OF CAMP VERDE RECALL  
OFFICIAL FINAL RESULTS

Date: 3/11/2016  
Time: 9:35:06 AM

	Turnout			COUNCIL MEMBER							
	Reg. Voters	Ballots Cast	% Turnout	Reg. Voters	Total Votes	GEORGE, BRUCE (NP)		ROBBINS, LEAH (NP)		Write-In	
Jurisdiction Wide											
219 - FORT - 01/03/07											
Early Voting											
Total	5547	1975	35.60%	5547	1972	1033	52.38%	926	46.96%	13	0.66%
Early Voting	5547	1975	35.60%	5547	1972	1033	52.38%	926	46.96%	13	0.66%
Total	5547	1975	35.60%	5547	1972	1033	52.38%	926	46.96%	13	0.66%

# *Certificate of Election*

*State of Arizona  
County of Yavapai  
Town of Camp Verde*

*This is to certify that a Special Recall Election was held in the Town of Camp Verde on the Eighth day of March 2016, and that*

***Bruce George***

*was duly elected to the office of Town Council in and for said Town. All of which appears by the official returns canvassed by the Mayor and Common Council of the Town of Camp Verde on March 23, 2016, and filed in the Office of the Clerk of the Town of Camp Verde.*

*In witness whereof, I have herewith set my hand and affixed the seal of the Town of Camp Verde this Twenty-Third day of March 2016.*

---

*Virginia Jones  
Clerk of the Town of Camp Verde*





**Town of Camp Verde**

**Agenda Item Submission Form – Section I**

**Council Hears Planning & Zoning**

**Meeting Date: March 23, 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 Approval of Resolution 2016-955 a Resolution of the Common Council of the Town of Camp Verde, Yavapai County, Arizona 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:** Draft Resolution 2016-955, Draft Meeting Minutes for February 4, 2016 Planning & Zoning Commission Special Session, 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: None

**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 28<sup>th</sup>, 2015 to the neighboring property owners within 1000' of the subject property which invited them to attend the neighborhood meeting on Wednesday, January 13<sup>th</sup>, 2016.
- The subject property was posted with a Notice of Neighborhood Meeting on Thursday, January 7<sup>th</sup>, 2016 by Community Development Staff.
- The Neighborhood Meeting was held on Wednesday, January 13<sup>th</sup>, 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 14<sup>th</sup>, 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 would appear before Town Council.
- A Notice of Hearing was placed in the Verde Independent – Camp Verde Bugle Newspaper on Sunday, January 17<sup>th</sup>, 2016 by Community Development Staff.
- A Notice of Public Hearing was posted on the subject property on Thursday, January 14<sup>th</sup>, 2016 by Community Development Staff.
- The item was heard by the Planning & Zoning Commission on February 4, 2016:

**A recommendation for approval to Council was made by Commissioner Norton 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 include:

1. The applicant will submit the Reclamation Plan once a Use Permit approval has been provided by the Town 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% x 10 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.

3. In addition to the above stipulations the Planning & Zoning Commission also recommends the structure of the tower and all attached equipment be painted with a low reflective, flat gray paint.

**The recommendation was seconded by Commissioner Burnside. All Commissioners are in favor and the motion passes unanimously.**

Additionally the Planning & Zoning Commission would also like to recommend to Council that Part Eight – Wireless Communication Facility Regulations be updated to provide better performance criteria and characteristics in order to appropriately rank/evaluate wireless tower proposals.

- This item was pulled from the February 24<sup>th</sup>, 2016 Council Hears Planning & Zoning Matters Agenda on February 16<sup>th</sup>, 2016, as the applicant was unable to return the signed Consent to Conditions/Waiver For Diminution of Value Form.
- The item was rescheduled for the March 23<sup>rd</sup>, 2016 Council Hears Planning & Zoning Matters, and new letters to surrounding property owners were mailed on March 1, 2016 that notified them of the new tentative meeting date and time. The subject property was also reposted by Community Development staff on March 1, 2016. A Notice of Hearing was placed in the Verde Independent/Camp Verde Bugle on March 6<sup>th</sup>, 2016.

**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 21<sup>st</sup>, 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,  $8\% \times 10 \text{ years} = 80\%$
  - 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:***

A motion to APPROVE/DENY Resolution 2016-955 a Resolution of the Common Council of the Town of Camp Verde, Yavapai County, Arizona 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.



## RESOLUTION 2016-955

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, 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 USED UNDER THE M1 (INDUSTRIAL: GENERAL) ZONING DISTRICT IN THE CURRENT PLANNING AND 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.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby resolve as follows:

1. The Common Council hereby finds as follows:

1. A request for approval of Use Permit 20150388 was filed by Mr. Reg Destree of Destree Development, agent for 407-09-011 South Property LLC, owner of parcel 407-09-160A, located in Camp Verde, Arizona, to allow for a Wireless Communication Facility (Wireless Tower) owned by SBA Communications, to be constructed on parcel 407-09-160A.
2. Per Part Eight – Wireless Communication Facility Regulations, Section 809 – Use Permit Applications, of the Town of Camp Verde Planning & Zoning Ordinance, 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 per Section 809, Paragraph One.
3. The request was reviewed by the Planning & Zoning Commission on February 4, 2016 and by the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona on February 24, 2016 in public hearings that were advertised and posted according to state law.
4. A neighborhood meeting was held on January 13, 2016 by the applicant to provide for citizen review pursuant to ARS §9-462.03 and as required by the Town of Camp Verde Planning & Zoning Ordinance, Part Six, Section 601 – Zoning Decisions, Subsection A. – Zoning Ordinance Amendment Applications and Hearings, Item 3.a.e. This meeting also met the requirements of Part Eight – Wireless Communication Facility Regulations, Section 806 – Application Submittal and Review, Item 1.h of the Town of Camp Verde Planning & Zoning Ordinance.
5. The purpose of the Use Permit is to allow for a Wireless Communication Facility (Wireless Tower) on a portion of parcel 407-09-160A, as specified on the submitted site plan for this project with a required time limit of ten (10) years with Council review after five (5) years with the following conditions of approval as required in Part Eight – Wireless Communication Facility Regulations, of the Town of Camp Verde Planning & Zoning Ordinance:

1. The Wireless Tower will be an eighty foot (80'), multi-carrier, monopole design.
2. The Wireless Tower and all attached equipment will be painted with a low reflective, flat gray, paint.
3. The Wireless Tower will meet all requirements of Part Eight – Wireless Communication Facility Regulations of the Town of Camp Verde Planning & Zoning Ordinance.
4. The applicant will submit the Reclamation Plan and Reclamation Cost Estimate, as required by Part Eight – Wireless Communication Facility Regulations, Section 810 – Reclamation Plan, of the Town of Camp Verde Planning & Zoning Ordinance, to the Community Development Department once Use Permit approval has been provided by the Town 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
  - $8\% \times 10 \text{ Years} = 80\%$
  - The total Financial Assurance would then be  $100\% + 80\% = 180\%$  of the Reclamation Cost Estimate
6. The purpose of the use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved; and the Council hereby finds that the uses covered by the Use Permit and the manner of its conduct will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare generally, and the uses shall be in conformity to the conditions, requirements and standards of the Town of Camp Verde Planning & Zoning Ordinance.
  7. The Waiver of Diminution of Value Claim has been signed by the owner and is attached as Exhibit A.
  8. The Site Plan is attached as Exhibit B and indicates the approved uses of the Use Permit.

The Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona do hereby approve Use Permit 20150388 for a period of ten (10) years, with Council review after five (5) years, subject to the limitations of Part Six, Section 601 – Zoning Decisions, Subsection C – Use Permit Approvals, Item 2, for the purpose of installing and operating a Wireless Communication Facility (Wireless Tower) on parcel 407-09-160A, with the following findings:

1. The use of this property shall be operated and maintained in a manner consistent with the general provisions of the Town of Camp Verde Planning & Zoning Ordinance per Part Two, Section 203 – Use Districts, Subsection J. M1 District (Industrial: General), Item 3 – Uses and Structures Subject To Use Permit, Line B. Transmitter stations and towers for automatic transmitting, and per Part Eight – Wireless Communication Facility Regulations.



2. Per Part Eight, Section 802 – General Provisions, Item 1 – Camouflaging:
  - a. Improvements consisting of a wireless communication facility including tower structure, antennae and related electrical and mechanical equipment, shall, to the extent possible, use materials, colors, textures, screening, landscaping, and terrain to blend them into the natural and surround setting, unless subject to any applicable standards of the FAA.
  - b. The specific requirements for camouflaging will be determined on a case by case basis depending on the proposed location.
2. Per Part Eight, Section 802 – General Provisions, Item 2 – Collocation:
  - d. 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 Eight, Section 802 – General Provisions, Item 5, Equipment shall not generate noise levels that exceed 45 DBA Sound Pressure Level (SPL) on directly adjacent properties. This maximum sound level does not apply to generators used in emergency situations when the regular power supply is temporarily interrupted and noise made during the regular maintenance and upkeep of the facility and site.
4. Per Part Eight, Section 802 – General Provisions, Item 6 – Principal or Accessory Use, Antennas and towers may be considered either principal or accessory uses to the principal use of the property.
5. Per Part Eight, Section 802 – General Provisions, Item 7 – Setbacks:
  - a. Setbacks and separation distances shall be calculated and applied irrespective of municipal and county jurisdictional boundaries.
  - b. Tower facilities must be set back from any lot line a distance equal to at least 100 percent of the height of the tower unless a greater setback is required for the particular zoning district: i.e., the reclining length of any tower must be located on the lot so that in the case of collapse, the tower would be contained within the bounds thereof.
  - c. Tower facilities must be located no closer than 5,000 feet to residential areas.
  - d. Guys and accessory structures must satisfy the minimum zoning district setback requirements.
  - e. Facilities that are located on existing or replaced streetlights, traffic signal poles or electrical utility poles are exempt from any setback requirements.
6. Per Part Eight, Section 802 – General Provisions, Item 8, All wireless communication facilities shall be maintained in compliance with applicable state or local building codes under which they were constructed and any regulations of the FAA, the FCC, and any other federal government agency with the authority to regulate them or their components. If such Federal standards and regulations are changed, then the owners of the wireless communication facilities governed by this chapter, which are applicable to these new federal standards shall bring such towers and antennas into compliance with such revised standards and regulations within three months of the effective date of such standards and unless a different compliance schedule is mandated by controlling law. Wireless communications facilities that are not in compliance, shall be removed at the owner's expense if not brought into compliance within 30 days after written demand by the Town of Camp Verde.

7. Per Part Eight, Section 802 – General Provisions, Item 9, Wireless communications facilities shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities, or private utilities.
8. Per Part Eight, Section 802 – General Provisions, Item 12, Camp Verde Fire District and Camp Verde Marshal's Office shall have access to the exterior and interior via keys or other method in case of emergency.
9. Per Part Eight, Section 804 – Prohibitions:
  1. Lighting; Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the application shall contain a list of optional light devices and a statement of the reason for selection of the light device specified over each of the options.
  2. Signs; No signs shall be allowed at a facility with the exception of a single one (1) square foot sign providing emergency contact numbers for the facility.
  3. Wireless communication facilities shall not be installed in environmentally sensitive areas, including but not limited to any riparian or watercourse area.
10. Per Part Eight, Section 811 – Removal, Prior to building permits/zoning clearances being issued, and within 30 days of Town Council approval, financial assurances shall be posted by the applicant to assure the removal of the tower and return of the site to its previous state in the event the use is discontinued or abandoned. Towers and antennae shall be removed, at the owner's expense, if not used for a permanent use for 180 consecutive days unless this period is extended pursuant to this section. If the tower or antennae is not removed, after 180 consecutive days of disuse, the Town of Camp Verde may give notice that it will contract for removal within 30 days following written notice to the owner. Thereafter, the Town of Camp Verde may cause removal at the cost of the owner. An owner wishing to extend the time for removal or reactivation shall submit an application stating the reason for such extension. The Planning Director may extend the time for removal or reactivation up to 60 additional days upon a showing of good cause. Upon removal of the wireless telecommunications facility, the applicant will have seven calendar days to begin the reclamation plan approved with the original application. Financial assurances may be used by the Town of Camp Verde for any obligation not discharged by the owner.
11. Per Part Eight – Wireless Communication Facility Regulations, Section 806, Item 1.b, applications for administrative approvals and use permits for a wireless communication facility shall be subject to the procedures and requirements for use permits generally, except as modified in this section. Per Part Six, Section 601 – Zoning Decisions, Subsection C – Use Permit Approvals, Item 1.e the Use Permit is valid and operable only for the specific use as granted and subject to any specified time limit. No such use may be modified, changed, altered or increased in intensity, in any manner that conflicts with the Use Permit and/or required conditions of approval, without approval of a new Use Permit.

PASSED AND ADOPTED AT A REGULAR SESSION OF THE COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, ON MARCH 23<sup>RD</sup>, 2016.

\_\_\_\_\_  
Charles C. German, Mayor

\_\_\_\_\_  
Date

Attest:

Approved As To Form:

\_\_\_\_\_  
Virginia Jones, Town Clerk

  
\_\_\_\_\_  
Town Attorney

**CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE**

The undersigned is the owner of the parcel of land described in EXHIBIT A hereto that is the subject of the Use Permit for parcel 407-09-160A. I have reviewed the proposed conditions of Use Permit attached hereto as Exhibit B and by signing this document, the undersigned agrees and consents to all such conditions imposed by the Town of Camp Verde in conjunction with the approval of the Use Permit and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Use Permit.

In the event the above application is withdrawn, or the City denies the application, the City shall release the Owner from this waiver.

Dated this 10 day of MARCH, 2016

THOMAS L GRIFFITH  
Owner

\_\_\_\_\_  
Owner

THOMAS L. GRIFFITH  
Printed Name

\_\_\_\_\_  
Printed Name

Thomas L Griffith  
Signature

\_\_\_\_\_  
Signature

STATE OF ARIZONA )  
County of YAVAPAI )

On this 10<sup>th</sup> day of March, 2016, before me, the undersigned Notary Public, personally appeared Thomas Griffith, who acknowledged that this document was executed for the purposes therein contained.

[Signature]  
Notary Public

My Commission Expires: 12/25/2016

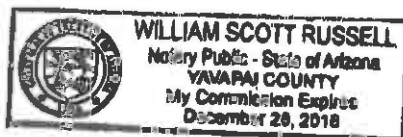


EXHIBIT A

Legal Description

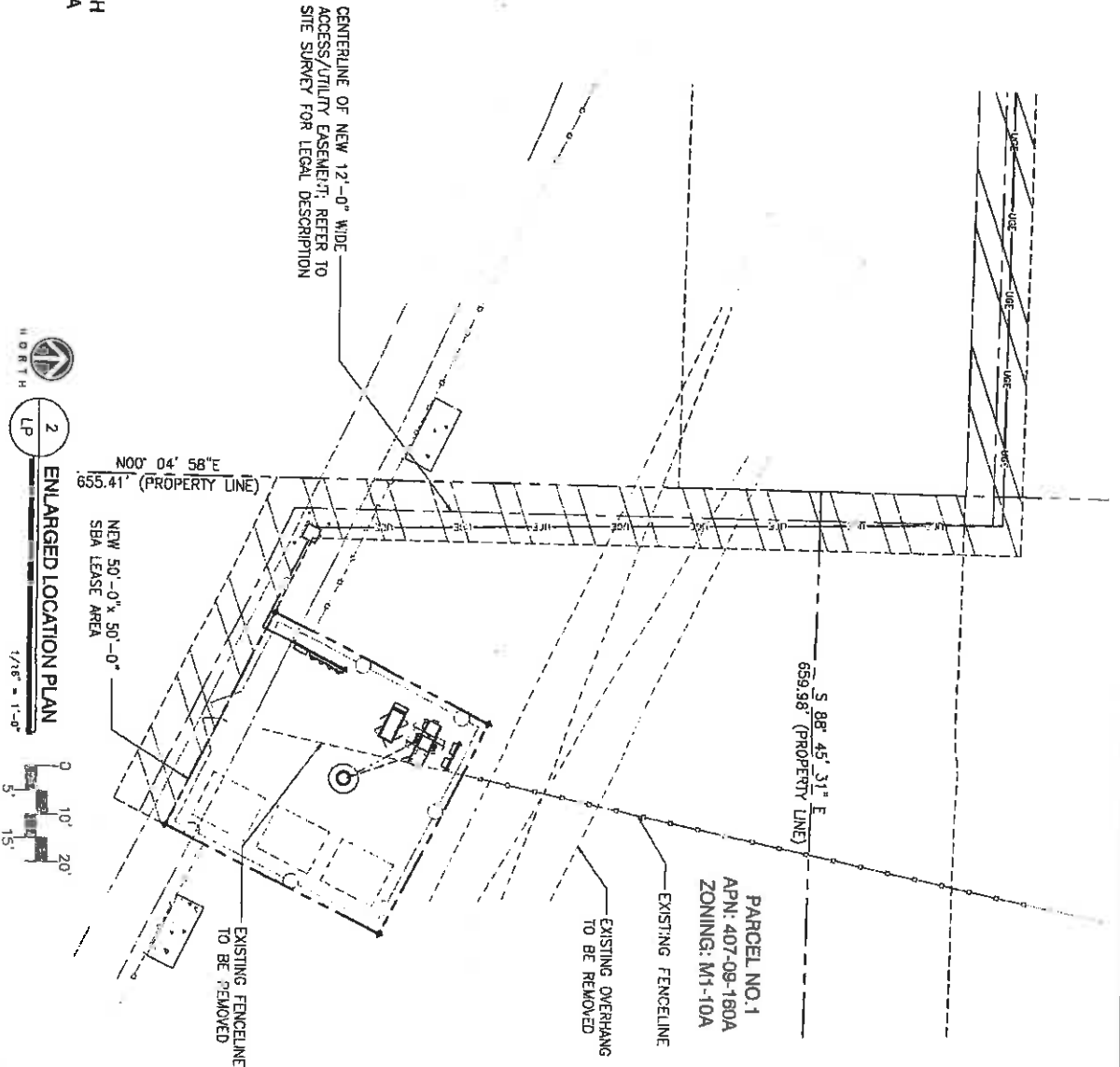
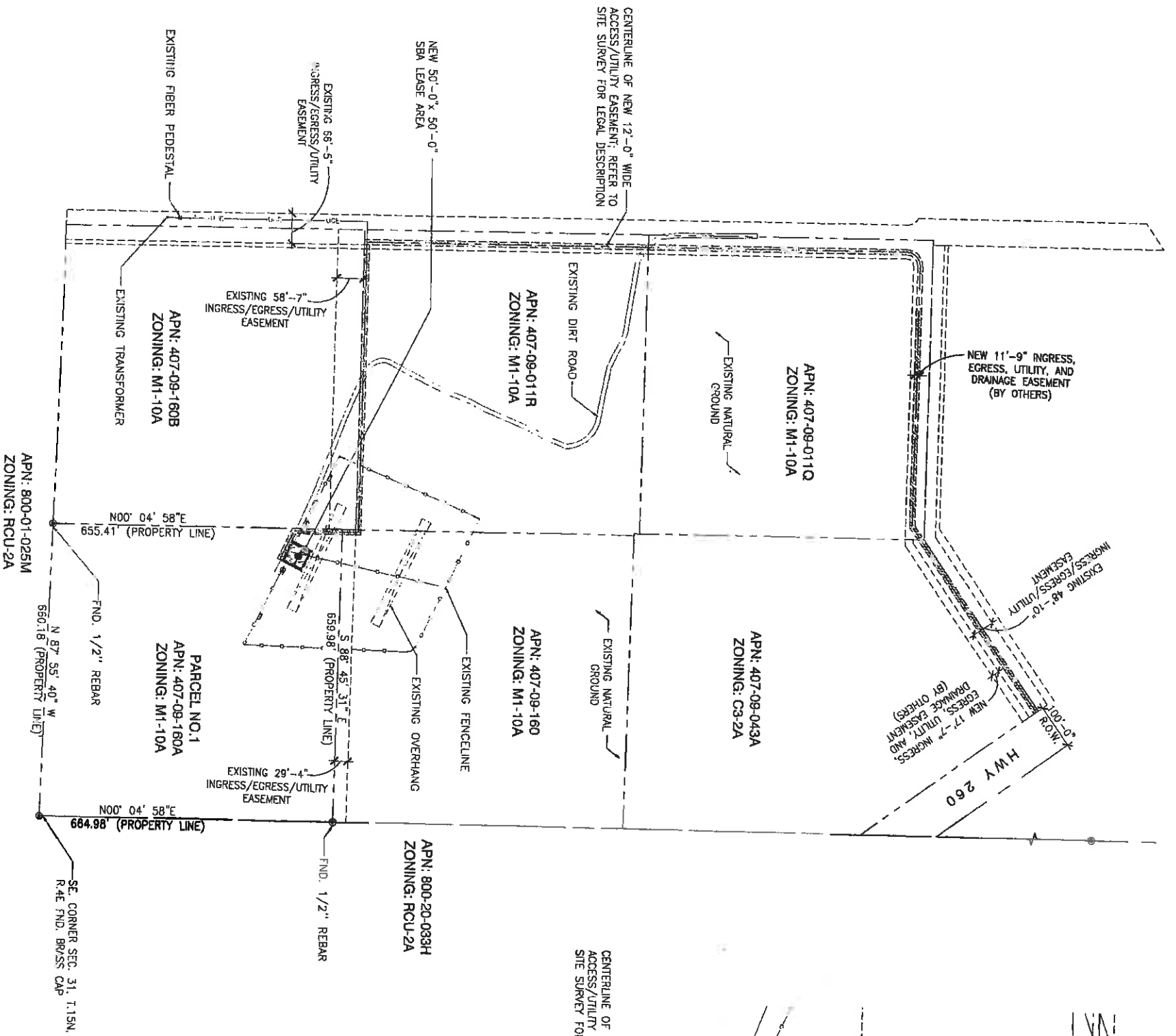
**LESSOR'S LEGAL DESCRIPTION (APN #: 407-09-160A)**

**PARCEL NO. 1:**

**A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A BLM BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, FROM WHICH A BLM BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 31 BEARS NORTH 00° 07' 26" EAST, A DISTANCE OF 5204.81 FEET; THENCE NORTH 87° 53' 32" WEST, ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 600.18 FEET TO A ½ INCH REBAR WITH CAP "LS#18853"; THENCE NORTH 00° 07' 08" EAST, A DISTANCE OF 855.41 FEET TO A ½ INCH REBAR WITH CAP "LS#18953"; THENCE SOUTH 89° 43' 23" EAST, A DISTANCE OF 868.83 FEET TO A ½ INCH REBAR WITH CAP "LS#18953"; THENCE SOUTH 00° 07' 26" WEST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 884.83 FEET TO THE TRUE POINT OF BEGINNING;**

**EXCEPT ALL OIL, GAS, COAL AND MINERALS AS RESERVED IN DEED RECORDED IN BOOK 185 OF DEEDS, PAGE 417, RECORDS OF YAVAPAI COUNTY, ARIZONA.**



REVISIONS	
NO.	DESCRIPTION
1.	ISSUED FOR REVIEW
2.	ISSUED FOR FINAL

**REVISIONS**

NO.	DESCRIPTION	DATE
1.	ISSUED FOR REVIEW	10/27/15
2.	ISSUED FOR FINAL	11/01/15

**Design Line**

3100 N. 3rd AVE., SUITE 100  
PHOENIX, AZ 85013  
PHONE: (480) 204-1412

**SBA**

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

**SITE#: TBD**

**SBA#: TBD**

**GOETILS**

COURY DR. & HWY 260  
CAMP VERDE, AZ 86822

DR./JAN BRV. OS

CHECKED BY: BK

DATE: 10/07/15

PROJECT #: 140-1

SHEET TITLE: LOCATION PLAN

SHEET NUMBER: LP

**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 FEBRUARY 4, 2016**  
**6:30 PM**

1. **Call To Order**  
Chairman Davis called the meeting to order at 6:28 pm.
2. **Roll Call**  
Chairman Davis, Vice Chairman Burnside, Commissioners Blue, Norton, Hisrich, and Helm are present. Commissioner Freeman is absent.  
  
Also present is Community Development Director Michael Jenkins, Assistant Planner Kendall Welch, and Recording Secretary Marie Moore.
3. **Pledge Of Allegiance**  
The pledge was led by Commissioner Helm.
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 7<sup>th</sup>, 2016 – Regular Session  
January 14<sup>th</sup>, 2016 – Special Session
  - b. **Set Next Meeting, Date and Time:**  
February 18<sup>th</sup>, 2016 – Special Session (General Plan) (6:30PM)  
March 3<sup>rd</sup>, 2016 – Regular Session (6 30PM)

**On a motion by Commissioner Norton, seconded by Commissioner Hisrich, the Commission unanimously passed the Consent Agenda.**
5. **Call To The Public For Items Not On The Agenda**  
  
There were no comments from the public.
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**

A recommendation for approval to Council was made by Commissioner Norton 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 include:**

- 1) **The applicant will submit the Reclamation Plan once a Use Permit approval has been**

provided by the Town 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% x 10 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.
- 3) In addition to the above stipulations the Planning & Zoning Commission also recommends the structure of the tower and all attached equipment be painted with a low reflective, flat gray paint.

The recommendation was seconded by Commissioner Burnside. All Commissioners are in favor and the motion passes unanimously.

Additionally the Planning & Zoning Commission would also like to recommend to Council that Part Eight – Wireless Communication Facility Regulations be updated to provide better performance criteria and characteristics in order to appropriately rank/evaluate wireless tower proposals.

#### 1. Staff Presentation

Community Development Director Michael Jenkins stated that no comments from the public has been received on this agenda item before he began his presentation. Mr. Jenkins presented the application to the Commission, and gave a brief history and overview of the documents presented. Mr. Jenkins also included an overview of the Community Development Department's process, review and analysis of performance criteria and characteristics, as well as presented corresponding agency comments.

Chairman Davis asked why the time limitation of ten years has been added to the Use Permit. Mr. Jenkins stated that this time limitation of ten years is strictly stated in the Wireless Section of the current Planning & Zoning Ordinance. Vice Chairman Burnside questioned if there is a way the Use Permit could be recommended for a period longer than ten years. Jenkins stated that upon hearing the item, Town Council could decide to waive the requirement and approve for a longer period of time if they so choose.

Chairman Davis requested clarification regarding the reclamation process. Jenkins explained that it would be required for the applicant to return the land to its original state. Vice Chairman Burnside questioned if the reclamation process was only required for the ground up, or if it included items placed beneath the ground (i.e. footings). Mr. Jenkins indicated that the reclamation would include both above and below ground items.

Commissioner Hisrich questioned who determines the dollar amount tied to the reclamation process. Mr. Jenkins stated that the applicant would provide a cost estimate from an engineer, which would be reviewed for accuracy and completeness by the Town Engineer.

Chairman Davis asked if there is any camouflaging proposed for this tower. Mr. Jenkins informed the Commission that due to the lack of landscaping in the area to use for concealment, there would not be camouflaging used for this particular tower.

#### 2. Declare **PUBLIC HEARING OPEN** Call for **APPLICANT'S STATEMENT**

Reg Destree of Destree Development gave a brief presentation of the proposed monopole for the Commission. Mr. Destree indicated that Verizon Wireless will be the initial tenant on this structure, and added that the site is being proposed in order to increase coverage between



Camp Verde and Cottonwood on State Route 260. Mr. Destree stated that this site is being designed to accommodate multiple carriers, and addressed the fact that they (SBA Communications) declined to sign into the collection agreement with the Town of Camp Verde due to the multi-carrier status of the tower as well as arbitration requirements. Mr. Destree indicated that no camouflaging is being proposed for this tower, and that the tower will be seen for approximately ¼ mile while traveling on State Route 260. Mr. Destree indicated that SBA Communications would be willing to paint the monopole and equipment a low reflective, flat gray, to eliminate glare. Mr. Destree also stated that no lighting is being proposed for this tower.

Chairman Davis questioned if there are going to be any conflicts with the RV Park located in Yavapai County's jurisdiction that is currently under construction right next to the site. Mr. Destree indicated that the usage from the proposed RV Park is one of the reasons this monopole is in front of the Commission. Mr. Destree stated that there will be a need for additional data support once the RV Park is fully constructed. Commissioner Norton asked if the RV Park owner had been notified of this application. Community Development Staff, as well as Mr. Destree, indicated yes.

Chairman Davis questioned the life expectancy of the tower. The applicant, Mr. Destree indicated that as long as this tower is at this location it will be operational. Mr. Destree indicated that he currently has towers in other locations that have been in operation for 20 to 30 years. Commissioner Hisrich questioned why there was concern regarding the 10 year length of time for the Use Permit. Chairman Davis indicated that Vice Chairman Burnside had presented the question of extended time. Vice Chairman Burnside clarified and applicant, Mr. Destree confirmed that he was accustomed to a 10 year stipulation.

Vice Chairman Burnside questioned why a reclamation plan was not included with in the documents presented and asked to see a picture of an 80 foot tower if possible. Community Development Director Michael Jenkins indicated that with previous wireless towers, the reclamation plan was allowed to be submitted with the construction documents as part of the building permit process.

Chairman Davis questioned how deep the base of the tower would need to be to support an 80 foot tower. Mr. Destree indicated approximately 30 feet but the depth ultimately depends on the condition of the soil.

Vice Chairman Burnside asked why the site location is named Goettls. Mr. Destree indicated that when the site was identified initially, the Goettls building was the nearest labeled structure. Vice Chairman Burnside also requested the applicant modify the Vicinity Map provided to correctly read Yavapai Apache Reservation rather than Camp Verde Indian Reservation as indicated.

Commissioner Helm clarified that the site in question is located behind the old Steve Coury building on State Route 260.

Chairman Davis questioned staff regarding the height restrictions in the zoning ordinance. Community Development Director Mike Jenkins explained that anything exceeding the maximum height allowed in a zoning district by 10 feet requires a Use Permit.

3. Call for **COMMENT FROM OTHER PERSONS** (either in favor or against)

No comments from the public were presented.

4. Call for **APPLICANT'S REBUTTAL** (if appropriate)

No Rebuttal was heard.

5. Declare **PUBLIC HEARING CLOSED**

Call for Commission **DISCUSSION** (may ask questions of applicant)

Commissioner Norton questioned the criteria used in the medium to low preference rating. Community Development Director Michael Jenkins gave an overview of the performance criteria as listed in the ordinance. Mr. Jenkins added that the criteria needs to be updated in order to provide better clarity when rating wireless tower proposals. Commissioner Norton agreed with Mr. Jenkins and stated that the matter should be reviewed due to the criteria requirements being hard to follow.

Chairman Davis questioned what the least unobtrusive color is. Mr. Destree indicated it would be a low reflective, flat gray color. Mr. Destree recommended to the Commission is that they stipulate the tower and equipment be painted that color as a stipulation of the Use Permit.

There was Commission Consensus to direct staff to look at updating the Wireless Section of the current Planning & Zoning Ordinance.

**There Will Be No Public Input On The Following Items:**

**7. Current Events**

Chairman Davis discussed the previous and upcoming meetings held regarding the General Plan. The meeting on the 23<sup>rd</sup> of January was well attended, there were no attendees on the 28<sup>th</sup>. There were approximately 15 people in attendance on the 30<sup>th</sup> and a presentation was made to the Yavapai Apache Nation Council on the February 4<sup>th</sup>.

Assistant Planner Kendall Welch updated the calendar for Commissions review. The next meeting on February 9<sup>th</sup> has been confirmed. Chairman Davis requested Commissioners participation and notification that Commissioners will attend in advance to either himself or Kendall.

Vice Chairman Burnside acknowledged that this is the 17<sup>th</sup> year of Cliff Castle Casino being awarded the #1 Casino in Northern Arizona and they are moving forward with new construction for their hotel.

**8. Staff Comments**

There were no staff comments.

**9. Adjournment**

**A motion to adjourn the meeting was made by Vice Chairman Burnside. The motion was seconded by Commissioner Blue. All Commissioners are in favor and the meeting was adjourned at 7:35 PM.**

\_\_\_\_\_  
Chairman B.J. Davis

\_\_\_\_\_  
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 4th day of February, 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



# 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 Goetts

Please print or type legibly

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

Owner Name: Tom Griffith  
1557 Bates Rd,

Applicant Name: SBA Communications  
C/O Destree Development, 22831 N. 21st St

Address: Cottonwood, AZ 86326

Address: Phoenix, AZ 85024

Phone: (928) 300-2944

Phone: (602) 349-6930

E-mail: tom.griffith@grifprop.com

E-Mail: destreedevlopment@gmail.com

**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.*

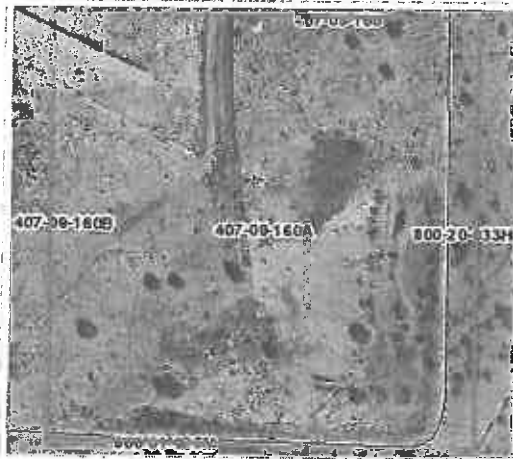
Owner: PLEASE SEE ATTACHED LOA Date: \_\_\_\_\_ AND

*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:  Date: 11/19/15

Yavapai County Print Parcel

MI-10A



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

<b>Assessor Acres</b>	10	<b>Subdivision</b>	N/A	<b>Subdivision Type</b>	N/A
<b>School District</b>	Cottonwood-Oak Ck SD #6	<b>Fire District</b>	Verde Valley FD	<b>County Zoning Violation</b>	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.

<b>2016 Assessed Limited Value</b>	\$8,537	<b>2015 Assessed Limited Value</b>	\$8,672
<b>2016 Limited Value</b>	\$56,910	<b>2015 Limited Value</b>	\$54,200
<b>2016 Full Cash Value</b>	\$84,900	<b>2015 Full Cash Value</b>	\$54,200
<b>2016 Net Assessment Ratio</b>	15	<b>2015 Net Assessment Ratio</b>	16
<b>2016 Legal Class</b>	Vacant or Other	<b>2015 Legal Class</b>	Vacant or Other
<b>Tax Area Code</b>	622	<b>2015 Taxes Billed</b>	\$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. 21<sup>st</sup> St**

**Phoenix, AZ 85024**

**602-349-6930 (mobile)**

**[destreedevlopment@gmail.com](mailto:destreedevlopment@gmail.com)**

**November 10<sup>th</sup>, 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 in 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**

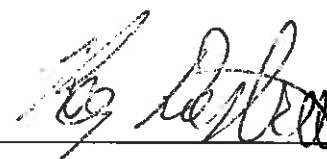
Site Number: Goettls

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 WJQ693	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 Goettls

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.

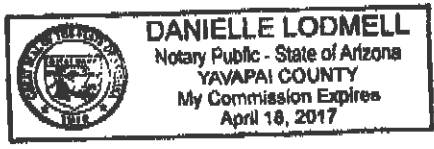
I, THOMAS L. GRIFFITH, member of 407-09-011 SOUTH PROPERTY LLC, authorize the Town of Camp Verde to enter and inspect the wireless telecommunications facility.

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 13<sup>th</sup> 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 13<sup>th</sup> 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

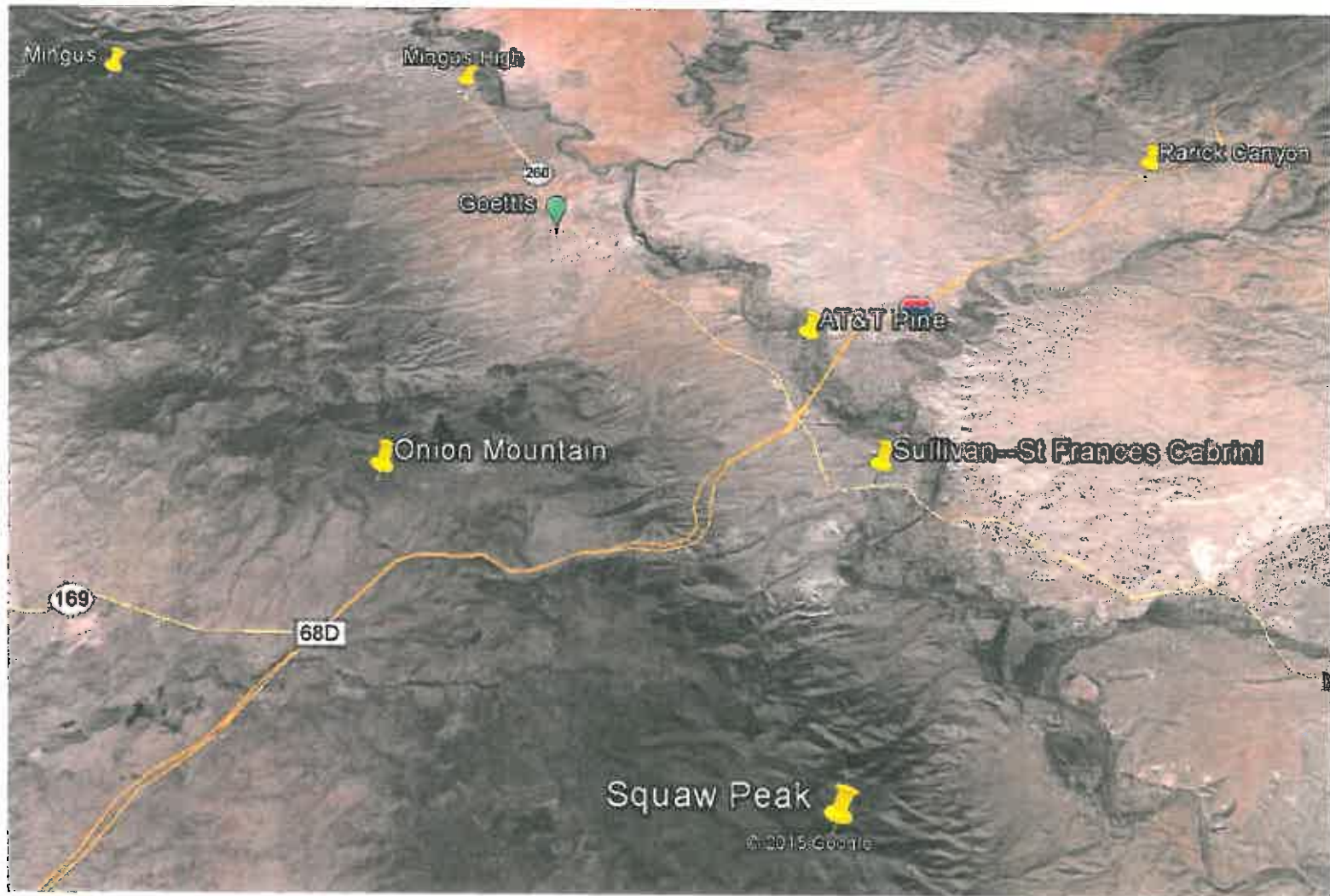
\_\_\_\_\_  
Signature of Document Signer No. 2

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

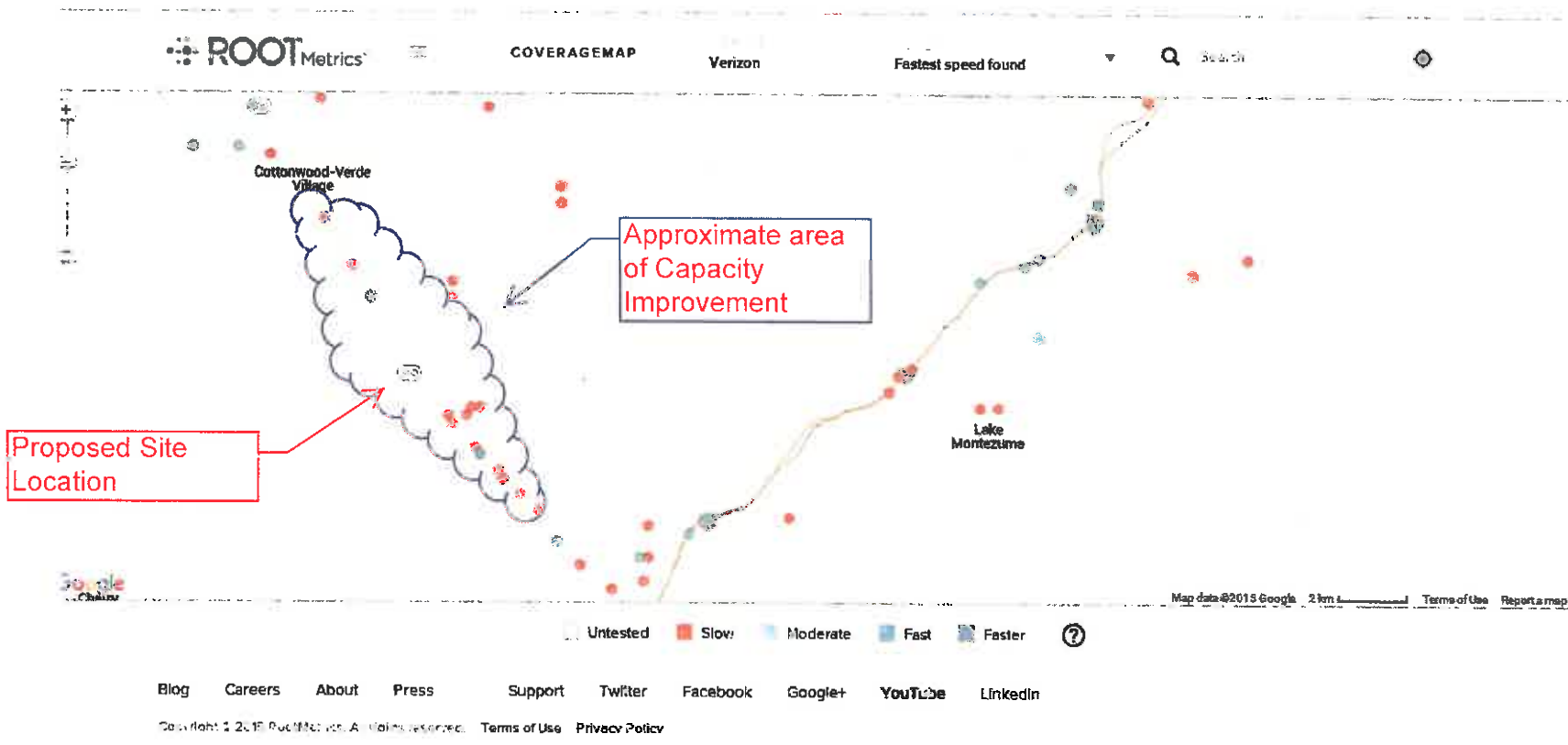


Christina L. Slade  
Signature of Notary





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 GOETTL**

**COURY DR & HWY 260,  
CAMP VERDE, AZ 86322**

**PROPOSED VIEW**



**PROPOSED LESSEE  
MONOPOLE LOCATION**



126 W. GEMINI DR., TEMPE, AZ. 85283

**BK DESIGN  
INCORPORATED**

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

**- VIEW LOOKING SOUTH FROM HWY 260 -**



**EXISTING VIEW**



**AZ2 GOETTL'S**

**COURY DR & HWY 260,  
CAMP VERDE, AZ 86322**

**PROPOSED VIEW**



126 W. GEMINI DR., TEMPE, AZ. 85283

**BK DESIGN  
INCORPORATED**

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

**- VIEW LOOKING SOUTH WEST FROM HWY 260 -**



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

# VERIZON WIRELESS PERSONAL COMMUNICATION LP

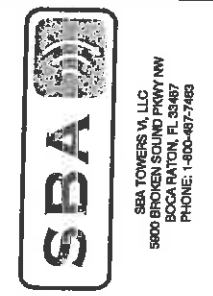
d/b/a VERIZON WIRELESS

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

**SITE NUMBER: TBD**  
**SITE NAME: GOETTLS**

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

PROPOSED 80' MONOPOLE TOWER  
 WITH COMMUNICATION EQUIPMENT



DEC 15 '15 PM 12:58

DATE	DESCRIPTION	ISSUED FOR REVIEW	ISSUED FOR FINAL
10/27/15			
11/09/15			

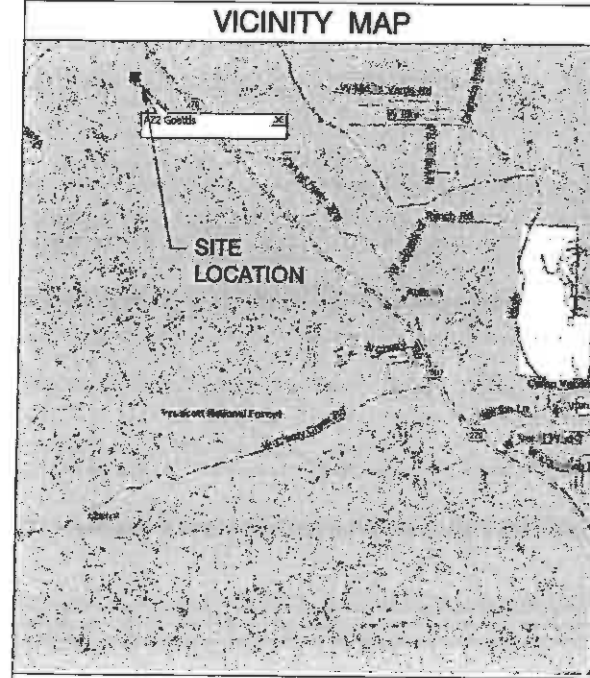
SHEET INDEX		
SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	
LP	LOCATION PLAN	
C-1	SITE PLAN	
C-2	SITE GRADING PLANS	
C-3	SITE DETAILS & SPECIFICATIONS	
C-3A	SITE DETAILS - N/U	
C-4	FENCE DETAILS	
C-5	FENCE DETAILS	
C-6	EQUIPMENT ENCLOSURE FOUNDATION PLAN	
ANT-1	SITE ELEVATION	
ANT-2	ANTENNA INFORMATION	
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	
<b>SURVEY ATTACHMENTS</b>		
LS-1	SITE SURVEY	
LS-2	SITE SURVEY	

**SITE#: TBD**  
**SBA#: TBD**  
**GOETTLS**  
 COURY DR. & HWY 260  
 CAMP VERDE, AZ 86322

DRAWN BY: CS  
 CHECKED BY: BK  
 DATE: 10/27/15  
 PROJECT #: 14071

SHEET TITLE  
**TITLE SHEET**  
 SHEET NUMBER  
**T-1**

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



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:	3453.8' 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 128 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-80 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.





SBA TOWERS VI, LLC  
5800 BROKEN SOUND PKWY NW  
BOCA RATON, FL 33487  
PHONE: (407) 487-7483

3100 N. 3rd AVE., SUITE 100  
PHOENIX, AZ 85013  
PHONE: (480) 204-1412

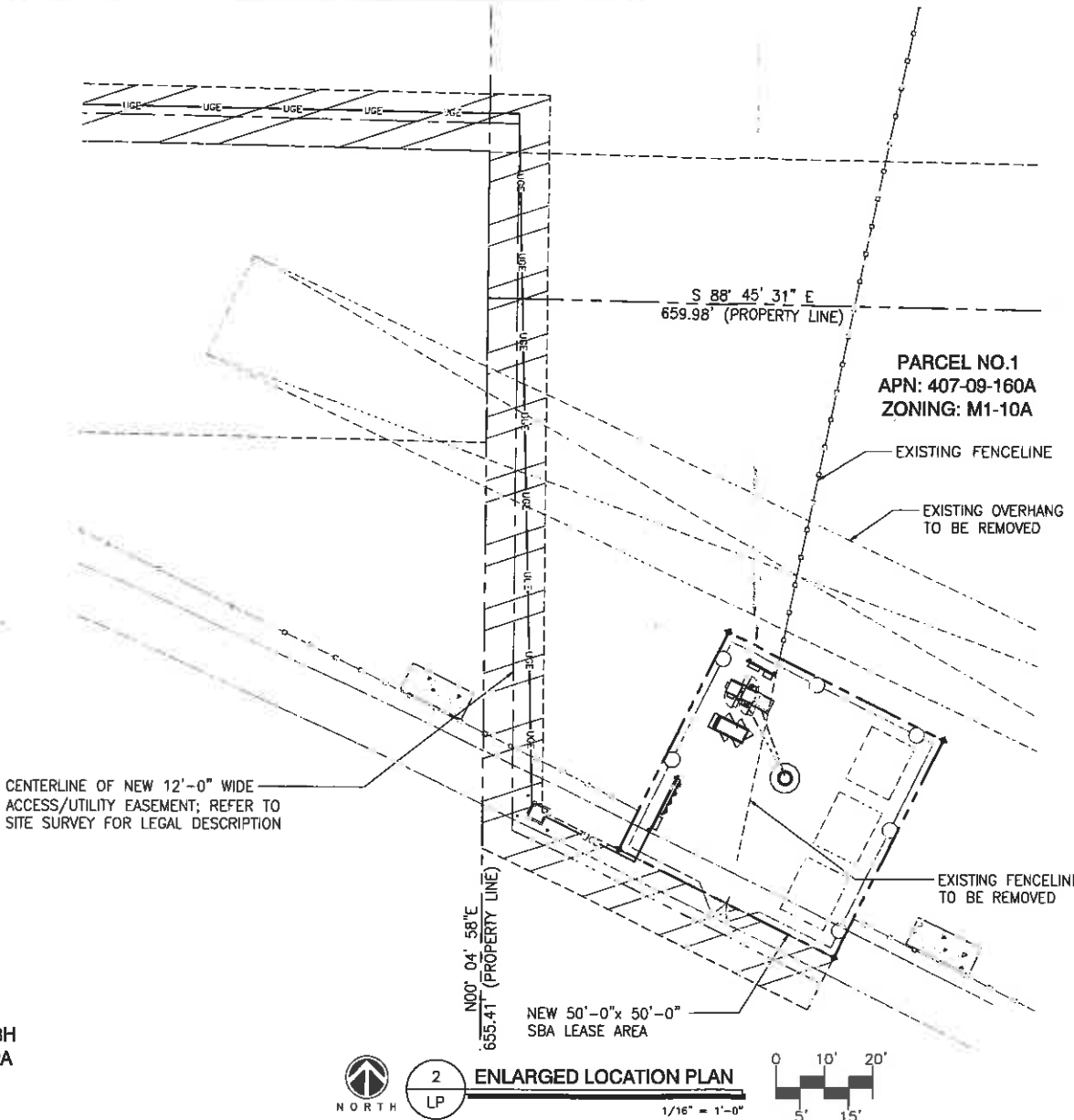
REVISIONS	
NO.	DESCRIPTION
1.	ISSUED FOR REVIEW
2.	ISSUED FOR FINAL

**SITE#:** TBD  
**SBA#:** TBD  
**GOETTLS**  
COURY DR. & HWY 260  
CAMP VERDE, AZ 86322

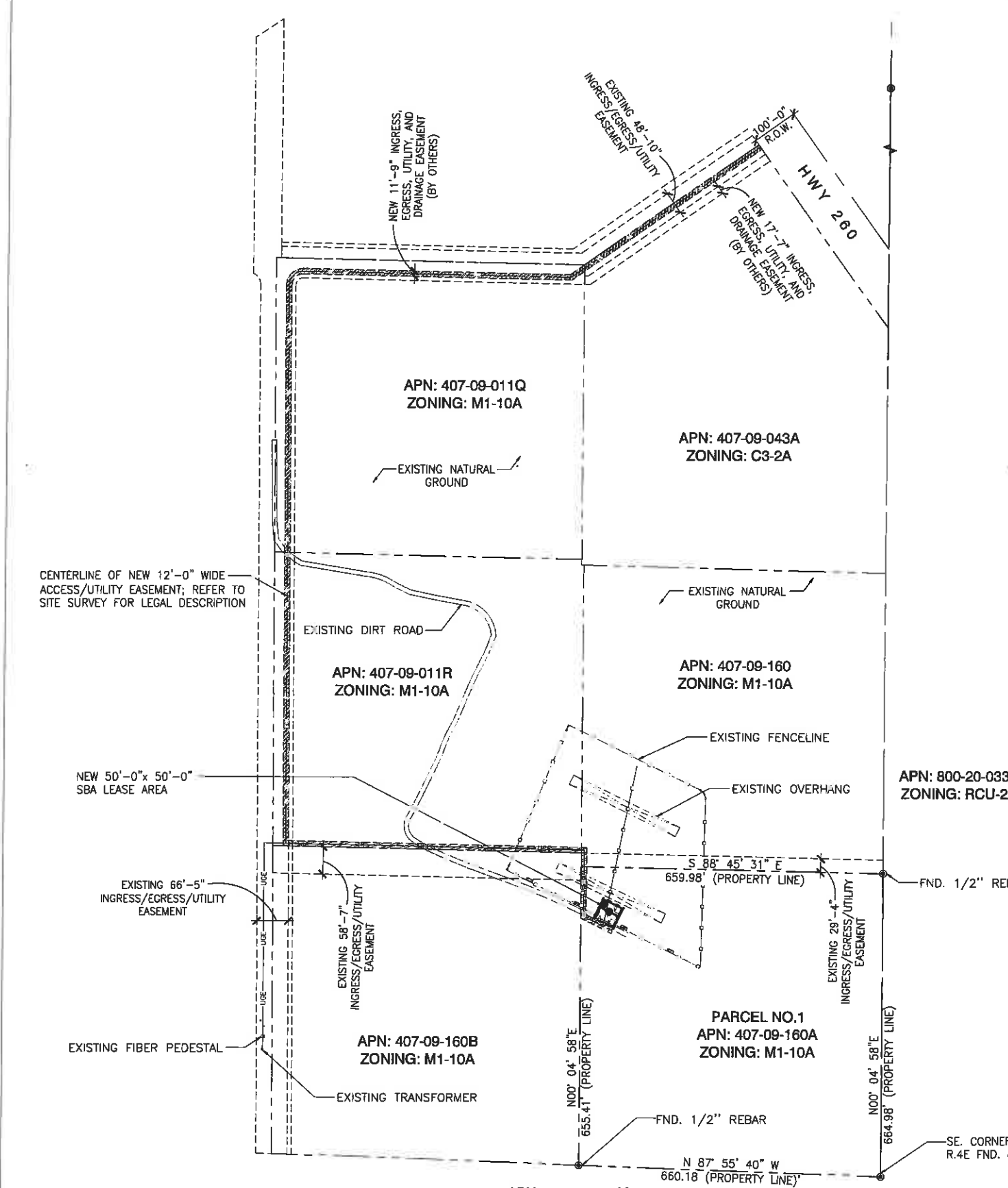
DRAWN BY:	CS
CHECKED BY:	BK
DATE:	10/07/16
PROJECT #:	14071

SHEET TITLE  
**LOCATION PLAN**

SHEET NUMBER  
**LP**

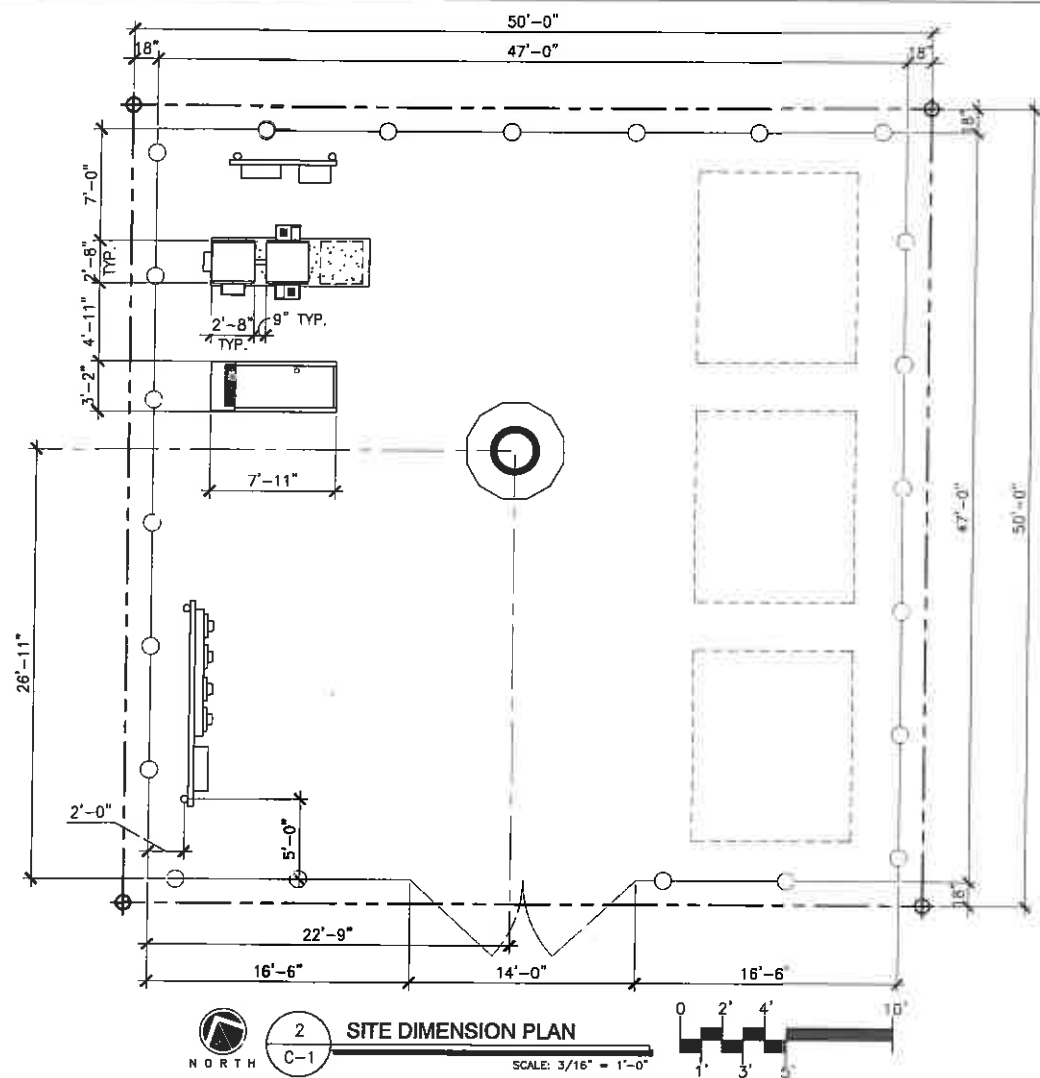


**2 ENLARGED LOCATION PLAN**  
1/16" = 1'-0"  
NORTH

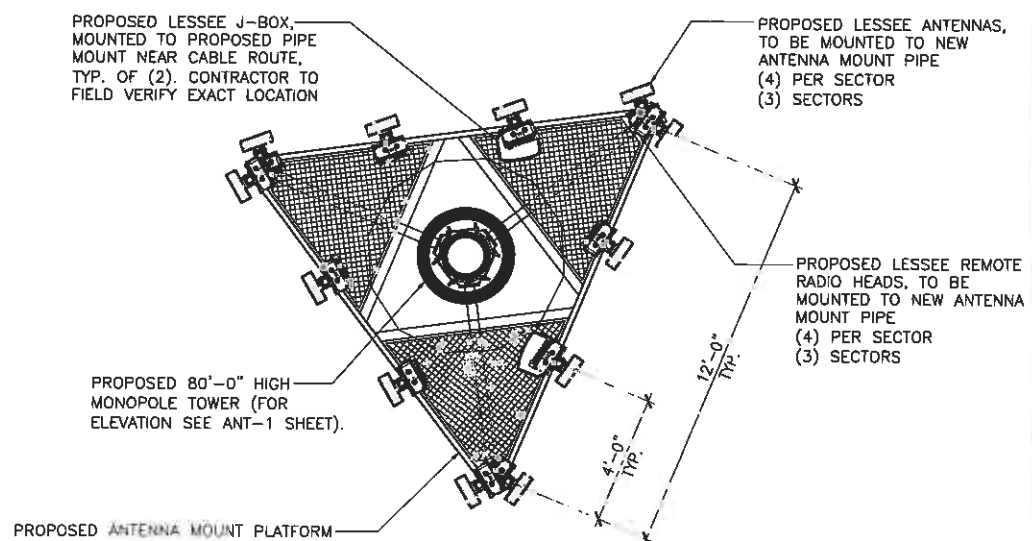


**1 LOCATION PLAN**  
1" = 125'-0"  
NORTH

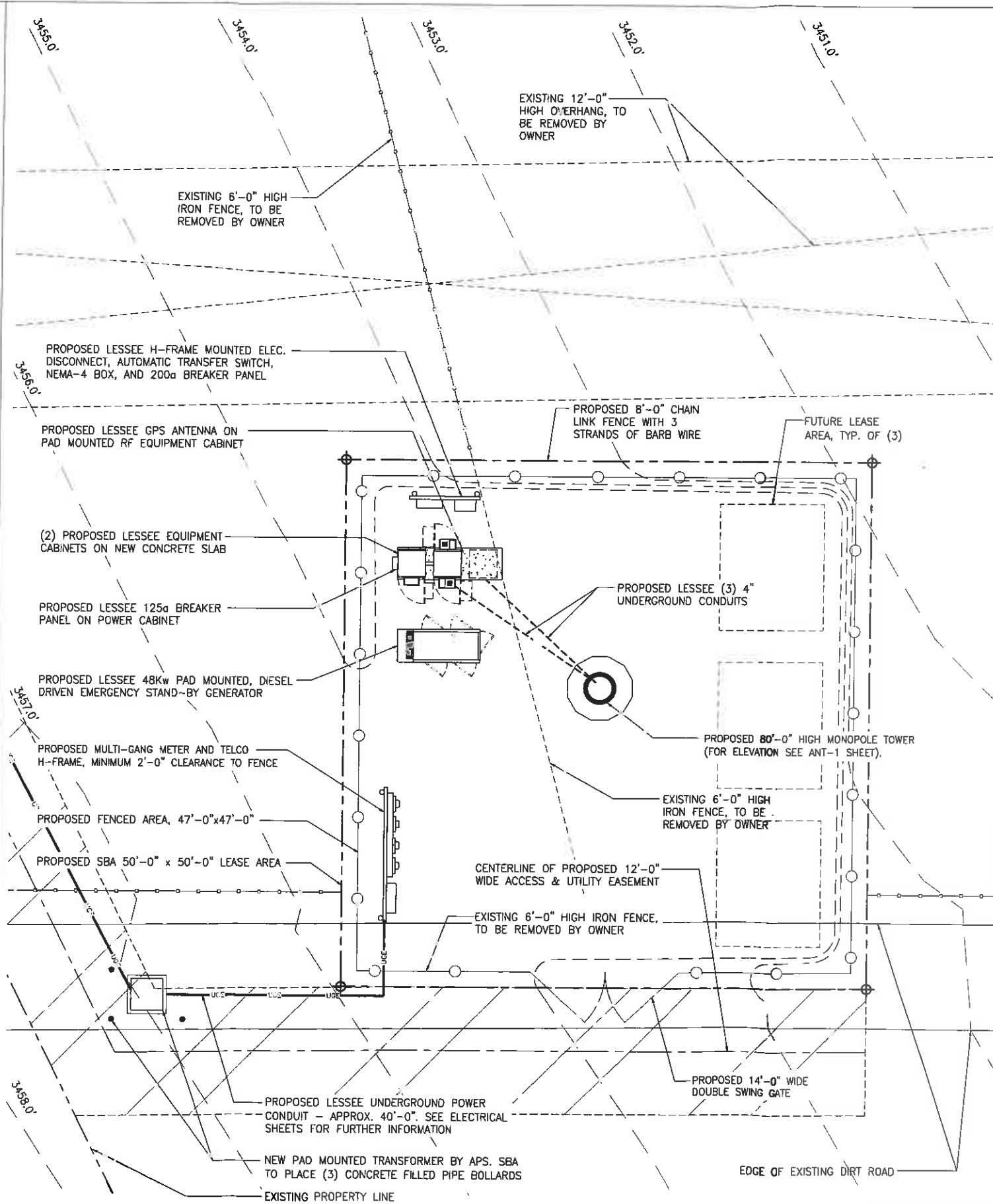




**2 SITE DIMENSION PLAN**  
SCALE: 3/16" = 1'-0"



**3 ENLARGED ANTENNA PLAN**  
SCALE: 3/8" = 1'-0"



**1 SITE PLAN**  
SCALE: 3/16" = 1'-0"



SBA TOWERS VI, LLC  
8900 BROKEN SOUND PARKWAY NW  
BOCA RATON, FL 33487  
PHONE: 1-800-487-7483



3100 N. 3RD AVE., SUITE 100  
PHOENIX, AZ 85013  
PHONE: (480) 204-1412

REVISIONS		DATE
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: 10/27/15  
PROJECT #: 14071

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C-1**





SBA TOWERS VI, LLC  
5900 BROKEN SOUND PKWY NW  
BOCA RATON, FL 33487  
PHONE: 1-800-467-7483



3100 N. 3RD AVE., SUITE 100  
PHOENIX, AZ 85013  
PHONE: (480) 204-1412

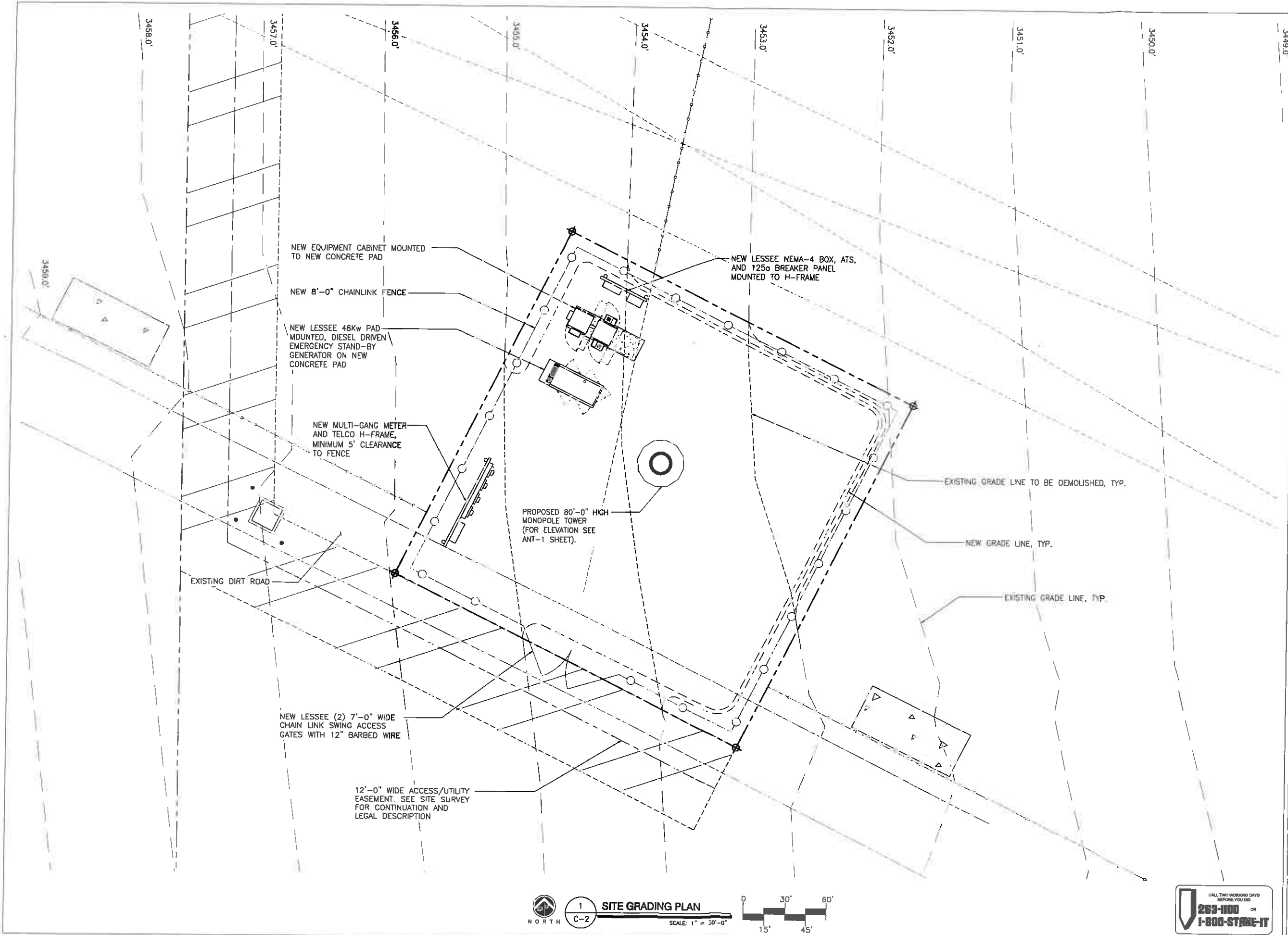
REVISIONS		DATE
1	ISSUED FOR REVIEW	10/27/15
2	ISSUED FOR FINAL	11/10/15

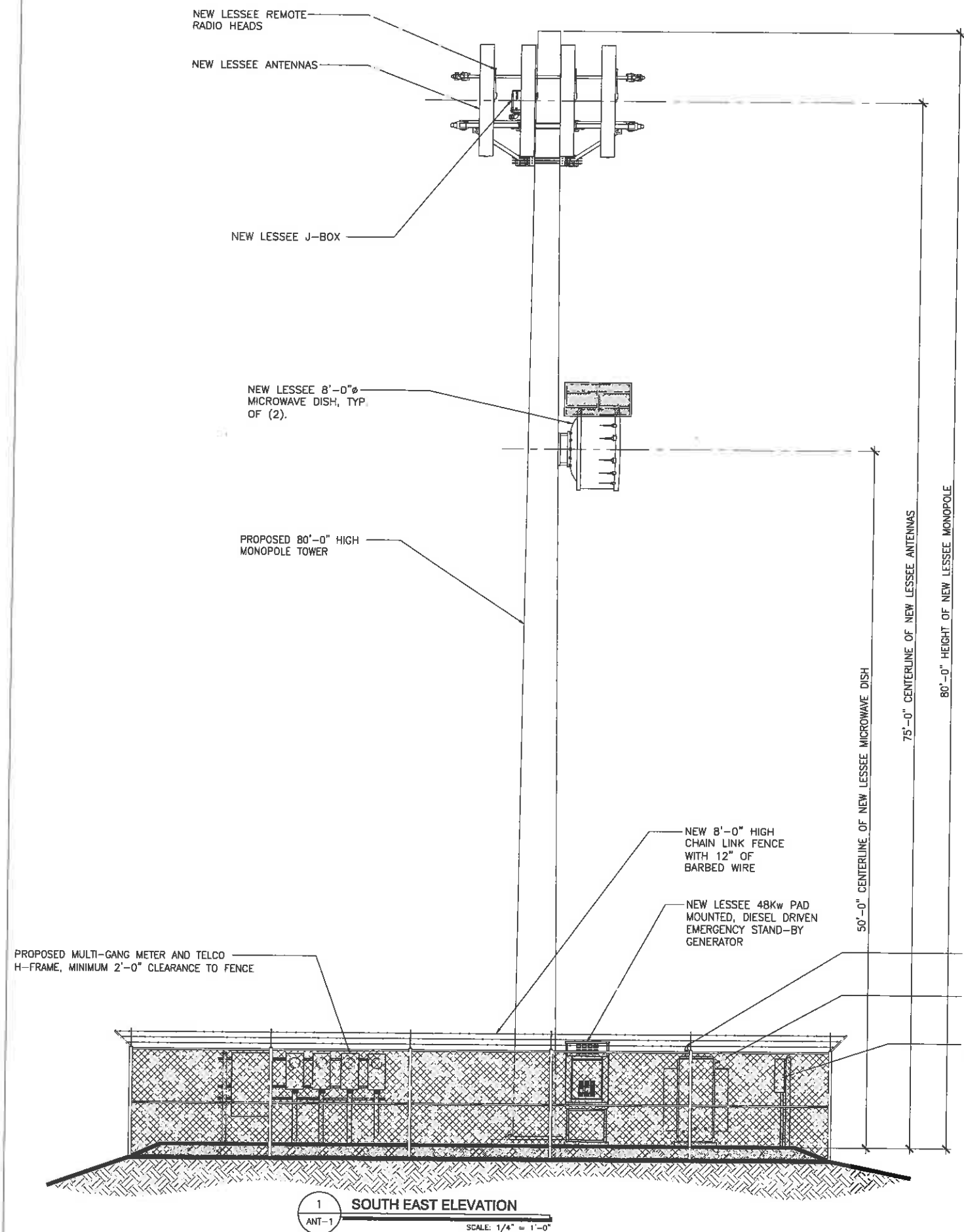
**SITE#: TBD**  
**SBA#: TBD**  
**GOETTL**  
COURY DR. & HWY 260  
CAMP VERDE, AZ 86322

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

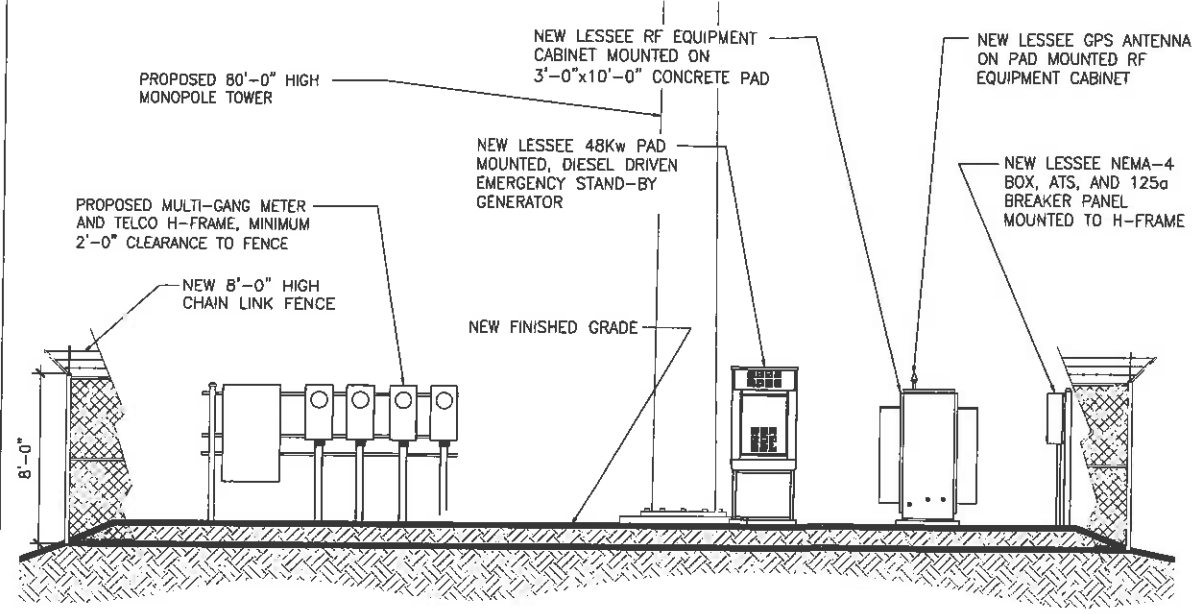
SHEET TITLE  
**SITE GRADING PLAN**

SHEET NUMBER  
**C-2**





1 SOUTH EAST ELEVATION  
ANT-1 SCALE: 1/4" = 1'-0"



2 ELEVATION VIEW WITH UTILITY FRAME  
ANT-1 SCALE: 3/16" = 1'-0"



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



3100 N. 3RD AVE., SUITE 100  
PHOENIX, AZ 85013  
PHONE: (480) 204-1412

REVISIONS		DATE
NO.	DESCRIPTION	
1.	ISSUED FOR REVIEW	10/27/15
2.	ISSUED FOR FINAL	11/03/15

SITE#: TBD  
SBA#: TBD  
GOETTL

COURY DR. & HWY 260  
CAMP VERDE, AZ 86322

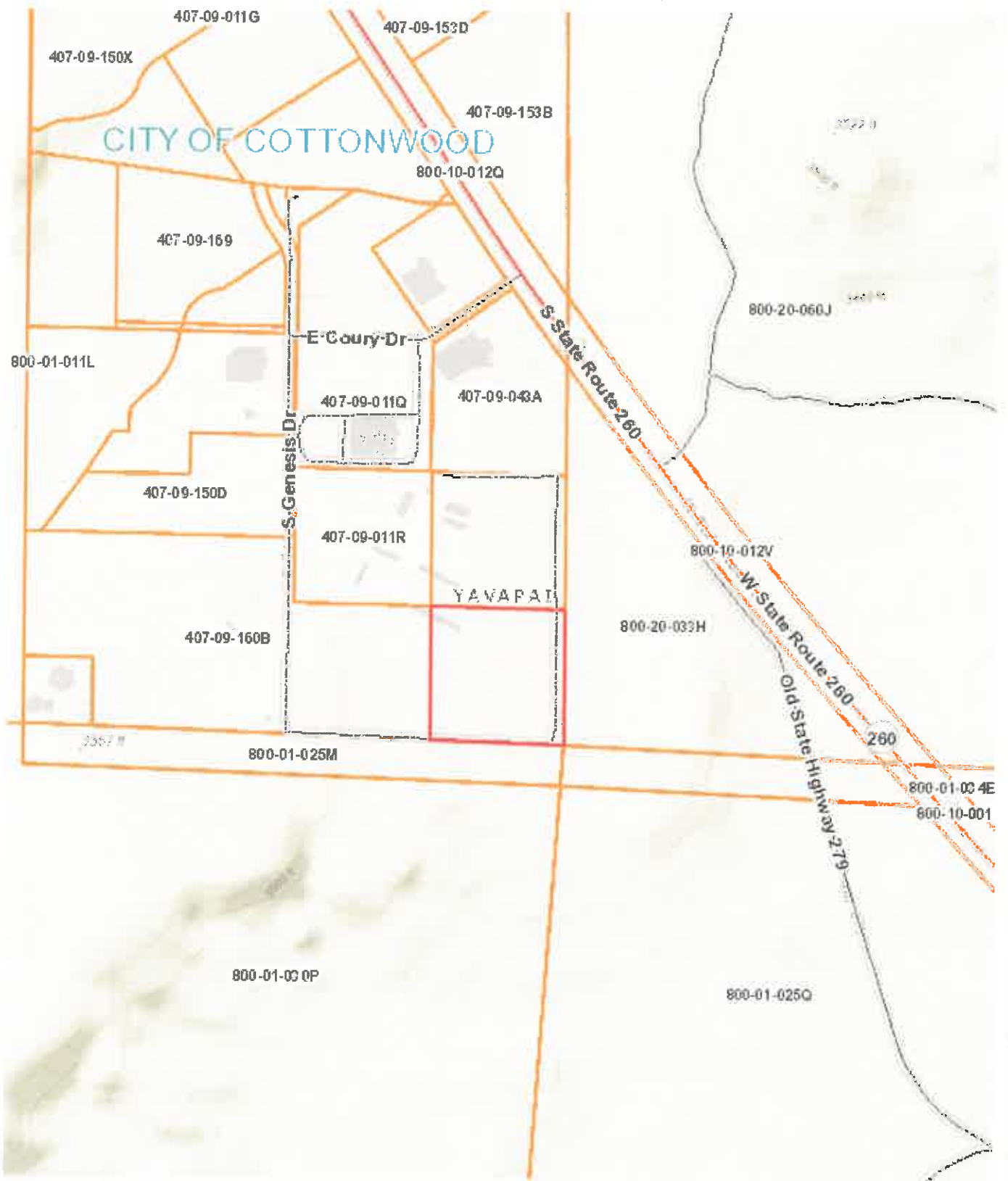
DRAWN BY:	CS
CHECKED BY:	BK
DATE:	10/07/15
PROJECT #:	14071

SHEET TITLE  
ANTENNA  
ELEVATION

SHEET NUMBER  
ANT-1

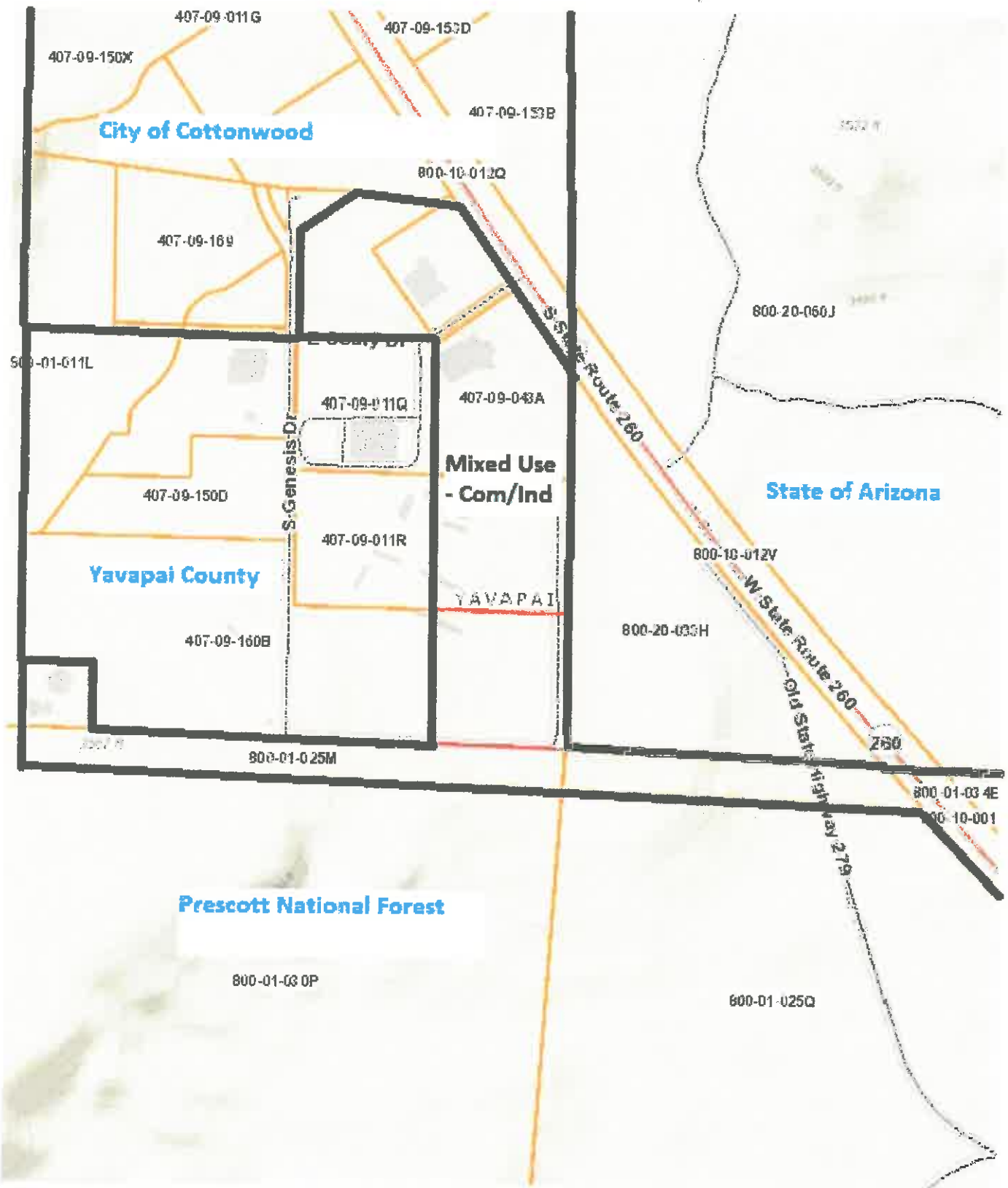


# SBA Goettlis - Vicinity Map



*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.*

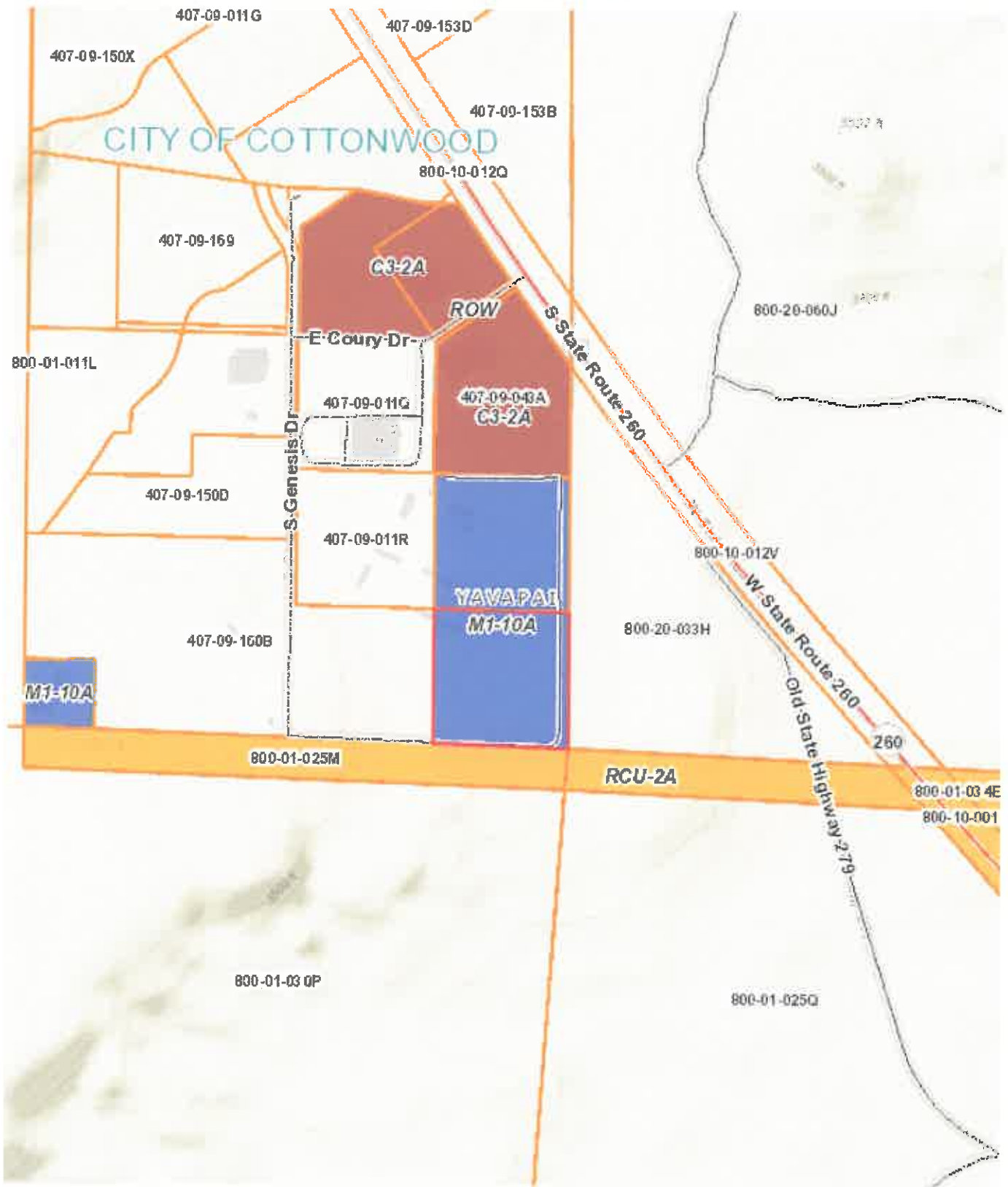
# SBA Goettls - Land Use Map



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# 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", is positioned above the typed name.

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](mailto: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](mailto:Mike.jenkins@campverde.az.gov)

---

**USE PERMIT REVIEW COMMENTS**

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

**FROM: Michael Jenkins**  
Community Development Director

**Date Sent: January 25, 2016**

**DESCRIPTION**

---

**USE PERMIT REVIEW COMMENTS**  
**FOR: SBA Goetls – 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 = 10.6 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 filed”.

**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 Goettls 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 Goettls 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,  $8\% \times 10 \text{ years} = 80\%$

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 its 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.

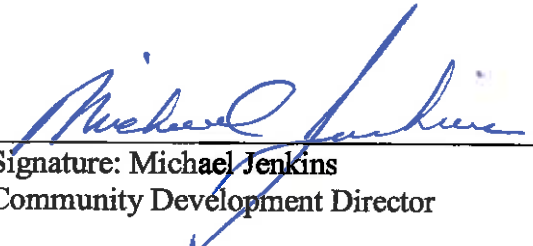
Item 3 (Characteristics) = h. Location in the least restrictive zoning district starting with Industrial. The proposed location is within an Industrial zoning district.

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 GOETTLIS - 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](http://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](mailto: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 Gragon about all-weather access... otherwise no comment.



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](mailto: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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## 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. 6<sup>th</sup> 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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Issue 9 - March 11, 2016

## Legislative Overview

Today marks the 61st day of the 2016 session. Committee agendas lengthened as this was the second to the last week to hear bills except in Appropriations. Floor activity was moderate as bills from the opposite chamber just started to clear committees. To date five bills have been signed into law by the Governor. The last day for committee hearings besides Appropriations is March 18th.

## Public Record Requests

**SB1282, public records; unduly burdensome requests** passed the House Government and Higher Education Committee this week by a vote of 5-2. The bill, sponsored by Senator John Kavanagh (R - Fountain Hills) is the product of negotiations between the League and the newspaper association over many years. It requires those requesting public records to be more specific in their requests, and grants a defense to government in court for denying a request that is unduly burdensome or harassing. The bill now goes to the House Rules Committee.

## Recovery Homes

On Wednesday night the Senate Government Committee passed **HB2107, substance abuse recovery homes** by a vote of 5-2. The bill is a League Resolution and is sponsored by Representative Noel Campbell (R - Prescott). The measure allows for cities and towns to have greater regulation over the recovery home industry. It now proceeds to the Senate Rules Committee.

## Penalizing Cities

**SB1487, state law; local violations; penalties** passed out of the House Commerce Committee on Wednesday by a 5-3 vote. If enacted, the bill would withhold shared revenue from cities and towns that are found by the Attorney General to have violated state law. The League testified in opposition to the bill as an attack on local authority and a bypassing of the constitutional protections of due process. The bill now goes to the Rules Committee.

## Regulations

Sponsored by Senator Steve Smith (R - Maricopa), **SB 1524, regulatory actions; limitations** limits regulatory restrictions a municipality may place on a business. The bill also addresses concerns of self-regulation of businesses within cities. The League is neutral on the bill. It now goes to the Rules Committee.

## Online Home-sharing

**SB 1350, online homesharing administration; definitions** allows for a city, town, or other taxing jurisdiction to levy a transaction privilege, sales, use or similar tax/fee on the business of operating an online lodging marketplace. It is

sponsored by Senator Debbie Lesko (R - Peoria). The League is continuing to engage in negotiations with the proponents in order to reach a reasonable compromise on the issues, therefore the League is officially neutral. The bill was a strike-everything amendment and passed through the Senate. It is scheduled for a hearing in House Ways and Means Committee on Monday, March 14th.

## Legislative Bill Monitoring

(All bills being actively monitored by the League [can be found here.](#))

**SB1282: public records; unduly burdensome requests**

**HB2107: substance abuse recovery homes**

**SB1487: state law; local violations; penalties**

**SB1524: regulatory actions; limitations**

**SB1350: S/E online lodging; administration; definitions**

*Legislative Bulletin* is published by the League of Arizona Cities and Towns.  
Forward your comments or suggestions to [league@azleague.org](mailto:league@azleague.org).