

**NOTICE OF A REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

NOTICE IS HEREBY GIVEN THAT THE Board of Adjustment of the Town of Clarkdale will hold a REGULAR Meeting on WEDNESDAY, July 22, 2015, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 14th day of July, 2015 at 11:30 a.m.

Dated this 14th day of July, 2015, by:

Vicki McReynolds
Vicki McReynolds
Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED
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1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **PUBLIC COMMENT** – The Board of Adjustment invites the public to provide comments at this time. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to FIVE minutes.
4. **MINUTES:** Consideration of the Regular Meeting Minutes of June 24, 2015.
5. **REPORTS:**
 - a. Chairperson's Report
 - b. Staff Report

NEW BUSINESS

6. PUBLIC HEARING: Discussion/Possible Action: A Variance request to reduce the 20-foot rear setback requirement to allow the placement of a patio cover involving parcel number 406-29-258 in the Town of Clarkdale. This parcel is located at 1960 Wildflower Lane and zoned R-1 Single-Family Residential. The variance request is to reduce the required 20-foot rear setback from the property line, per section 3-1-I of the Town of Clarkdale Zoning Code, to 10 feet from the rear of the property.

- a. OPEN Public Hearing:**
- b. Staff Report:**
- c. Applicant Presentation:**
- d. Invite Public to speak:**
- e. CLOSE Public Hearing:**

ACTION:

7. PUBLIC HEARING: Discussion/Possible Action: A variance from Section 3-11.C.6 of the Town of Clarkdale Zoning Code restricting the height of a wireless communication tower to a 65 foot maximum This variance is being requested to allow the installation of a 2.72 inch diameter public safety repeater antenna to exceed the maximum permitted height by approximately 60 inches (5 feet). This property is located at 1450 SR 89A, assessor parcel number 406-26-010Y.

- a. OPEN Public Hearing:**
- b. Staff Report:**
- c. Applicant Presentation:**
- d. Invite Public to speak:**
- e. CLOSE Public Hearing:**

ACTION:

8. FUTURE AGENDA ITEMS:

9. ADJOURNMENT:

Reasonable accommodations may be requested by contacting the town hall at 634-9591 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.

MINUTES OF A REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE HELD WEDNESDAY, JUNE 24, 2015, IN THE MEN’S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A **REGULAR Meeting** of the Board of Adjustment of the Town of Clarkdale was held on June 24, 2015, at 6:00 p.m. in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Board of Adjustment:

Chairperson	Lee Daniels	Present
Vice Chairperson	Rick Morris	Present
Board Members	Aaron Midkiff	Excused
	John Kinnamon	Present
	Peter deBlanc	Present

Staff:

Building Official	Paul Grasso
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Others in Attendance: Mr. Jeff Hendricks, Ms. Kris Bechard and Mr. Joe Bechard

AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: The Building Official called roll.

AGENDA ITEM: PUBLIC COMMENT: The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to FIVE minutes. **There was no public comment.**

AGENDA ITEM: MINUTES: Consideration of the Regular Meeting Minutes of February 26, 2014. Board Member Morris motioned to approve the Regular Meeting Minutes of February 26, 2014. Board Member deBlanc seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson’s Report: None.

Staff Report: None.

NEW BUSINESS

AGENDA ITEM: WELCOME NEW BOARD MEMBER: John Kinnamon.

The Board Members welcomed John Kinnamon to the Board of Adjustment.

AGENDA ITEM: ELECTIONS: CHAIRPERSON and VICE CHAIRPERSON.

The Board Members decided to continue through this September with the current Chair being Mr. Daniels and current Vice Chair Mr. Morris.

AGENDA ITEM: PUBLIC HEARING: Discussion/Possible Action: A request for a variance from Section 3-11-20 of the Town of Clarkdale Zoning Code regarding processing and manufacturing inside a completely enclosed structure or building. This variance is being requested to allow for processing and manufacturing under an existing 2,500 square foot attached canopy. This parcel number 406-26-313A is located at 1151 SR 89A in Clarkdale AZ. BOA#091077.

a. OPEN Public Hearing: The Chairperson opened the Public Hearing.

b. Staff Report:

The above referenced property at 1151 SR 89A was formerly a mechanical shop that housed a small trucking firm. In approximately November 2010 it was purchased and used for the storage of personal vehicles and materials. In March of 2015 the property was purchased by the current owners with the intention of creating a small wine processing plant, tasting room and warehouse. The current owners have applied for a building permit to make the necessary changes to the building and grounds and have made significant improvements to both the building and the exterior of the property.



Staff Comments:

The Board of Adjustment shall have the powers and duties as prescribed by law and ordinance including, according to Town Code, Section 17-2-2 C:

“To hear and decide on requests for variances from the strict application of the Zoning Code as adopted by the Town of Clarkdale where by reason of exceptional narrowness, shallowness, shape, or topography, or a property’s location and surroundings the strict application of said standards will deprive the subject property of privileges lawfully permitted other properties in the same zone district or immediate vicinity. Decisions shall be based upon a review of the application in conformance with the following criteria:

1. **SPECIAL CIRCUMSTANCES:** There are special circumstances attributable to the property which is not applicable to other properties in the area or within the same zone district. The special circumstances must be related to the physical characteristics of the property including its shape, size, topography, location or surroundings and may not be related to the personal circumstances of the property owner or applicant.

Staff comment: This property is located in a Commercially zoned area, and the location of the covered canopy at the rear of the property will have minimum impact upon the surrounding properties.

2. UNDUE HARDSHIP: If special circumstances attributable to the property exist, they must be of such a nature that the strict application of the development standards will result in an undue hardship. An undue hardship exists when the strict application of the Zoning Code is so unreasonable that it renders the property unusable without the granting of a variance. Hardship relates to the physical characteristics of the property, not the personal circumstances of the property owner or applicant.

Staff comment: The site is bordered by commercial uses, and the impact to neighboring properties is minimal.

3. PUBLIC HEALTH, SAFETY AND WELFARE: A variance may be granted only if it can be done without substantial detriment to public health, safety or welfare and without substantial departure from the intent of the standard from which relief is requested.

Staff comment: The processing operation would be carried out in a manner that would have no health or safety issues and be made with full compliance with all current town codes.

4. ADEQUATE FINANCIAL RETURN: The applicant's need for an adequate financial return on investment shall not be considered justification for the granting of a variance.

Staff Comment: The applicant can use this property in many different ways, the processing option will only enhance the use of this property.

5. SELF-IMPOSED SPECIAL CIRCUMSTANCES: A variance shall not be granted when the special circumstances, from which relief is requested, have been self-imposed by a current or former property owner or applicant.

Staff Comment: There are no self-imposed special circumstances in regard to this property or applicant.

6. USE VARIANCE: A use variance may not be granted. (A use variance is one which would allow, as an example, a retail commercial establishment in a single family residential zone district).

The Board must consider the findings listed above in any variance approval, and must be able to make the findings that are required by law.

Also, according to ARS 9-462.06, "Any variance granted is subject to such conditions as will assure the adjustment authorized shall not constitute a grant of special privileges

inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.”

Summary:

Staff notified property owners within 300 feet of the subject property regarding the requested variance.

c. Applicant Presentation:

Mr. Bechard explained the process of bringing onto the property grapes to be processed and the equipment necessary to do so. He also explained that the existing canopy area would be the only location on the property where this processing would take place.

Mr. Hendricks mentioned that the processing would start in August and end in October. The amount of grapes being processed would be small at first, building up to larger amounts and tapering down near the end. The work wouldn't be more than a few days a week at the beginning and end of the harvest season.

Mr. Bechard also spoke about the amount of noise that would be generated, comparing it to less than the existing commercial air compressor now on the site.

Chairperson Daniels asked if dust pollution would be an issue. Mr. Bechard explained that it would be minimal, adding that the care that goes into this type of processing is great. Board Member deBlanc asked if there would be any odor from the site and Ms. Bechard responded that yes, the smell of grapes would be present, but not overwhelming.

Board Member deBlanc asked if there might be an insect problem and Mr. Bechard replied that the waste would be covered and that regular trash pick-ups would be done.

Board Member Kinnamon asked about the option of siding the exterior to make the structure enclosed. Mr. Bechard responded that yes, this was an option but there would be engineering involved and the expense to do so was prohibitive at this time. Board Member Kinnamon asked if this year's production run would be a test of sorts; meaning this will be tried and that there would be some adapting in the future. The group of applicants agreed.

A discussion pertaining to the ordinance ensued and Mr. Grasso was asked if it appeared that the Town was trying to dissuade this type of business with such an ordinance. Mr. Grasso replied that the ordinance was labored over and at the Town Council session where it was discussed, most concerns were weighed.

The Board Members also discussed whether to add stipulations to a variance with possible time limits or perhaps granting permission for a single season of harvesting and processing. The applicants explained that their hope was to have a variance granted that would allow them to process without a time frame. Mr. Grasso also explained that if complaints were to come forward, that the applicant would have to comply with any code that might be enforced.

The Board Members agreed that the Town of Clarkdale should be promoting this type of business.

d. Invite Public to speak: No one from the public was in attendance.

e. CLOSE Public Hearing: The Chairperson closed the Public Hearing.

ACTION: Board Member Morris motioned to approve a request for a variance from Section 3-11-20 of the Town of Clarkdale Zoning Code regarding processing and manufacturing inside a completely enclosed structure or building. This variance is being requested to allow for processing and manufacturing under an existing 2,500 square foot attached canopy. This parcel number 406-26-313A is located at 1151 SR 89A in Clarkdale AZ. BOA#091077, as presented, based on: Special circumstances due to the fact that this property is located in a Commercially zoned area and that the impact to the neighboring properties would be minimal.

Board Member deBlanc seconded the motion. The motion passed unanimously.

AGENDA ITEM: FUTURE AGENDA ITEMS: None at this time.

AGENDA ITEM: ADJOURNMENT: Board Member Daniels motioned to adjourn the meeting. Board Member deBlanc seconded the motion. The motion passed unanimously. The meeting adjourned at 6:43 p.m.

APPROVED BY:

SUBMITTED BY:

Lee Daniels
Chairperson

Paul Grasso
Building Official



Staff Report

BOARD OF ADJUSTMENT

Agenda Item: Variance request to reduce the 20-foot rear setback requirement to allow the placement of a patio cover involving parcel number 406-29-258 in the Town of Clarkdale. This parcel is located at 1960 Wildflower Lane and zoned R-1 Single-Family Residential. The variance request is to reduce the required 20-foot rear setback from the property line, per section 3-1-I of the Town of Clarkdale Zoning Code, to 10 feet from the rear of the property.

Staff Contact: Paul Grasso

Meeting Date: July 22, 2015

Background:

Jeffrey Swartz, the applicant and property owner of 1960 Wildflower Lane, would like to construct a patio cover in the backyard of the subject property.

The subject property is located in the Mingus View Estates subdivision. The single family home, approximately 2100 square feet, was constructed in 1999, and purchased by the applicant in 2004. The subject property is approximately 12,200 square-feet and located at the southwest corner of Wildflower Lane and Casner Drive.

The plot plan of lot 63 shows that the original placement of the home is up against rear setback. This prohibited the original patio cover to be rectangular, instead being designed to match the required rear setback.

The applicant would like to replace the substandard existing patio cover, which has an open lattice design that has outlived its usefulness, with a new properly constructed solid roof. The applicant is asking the Board grant this variance request to allow for a rectangular patio cover, thereby reducing the 20' rear setback to 10'.

Staff Comments:

The Board of Adjustment shall have the powers and duties as prescribed by law and ordinance including, according to Town Code, Section 17-2-2C:

"To hear and decide on requests for variances from the strict application of the Zoning Code as adopted by the Town of Clarkdale where by reason of exceptional narrowness, shallowness, shape, or topography, or a property's location and surroundings the strict application of said standards will deprive the subject property of privileges lawfully



Staff Report

BOARD OF ADJUSTMENT

permitted other properties in the same zone district or immediate vicinity. Decisions shall be based upon a review of the application in conformance with the following criteria:

1. **SPECIAL CIRCUMSTANCES:** There are special circumstances attributable to the property which is not applicable to other properties in the area or within the same zone district. The special circumstances must be related to the physical characteristics of the property including its shape, size, topography, location or surroundings and may not be related to the personal circumstances of the property owner or applicant.

Staff comment: It appears that the original placement of the home was done due to the odd shape at the rear corner, and the placement of the septic tank and leech lines. Historically, corner lots prove to be challenging, as competing setbacks come into play.

2. **UNDUE HARDSHIP:** If special circumstances attributable to the property exist, they must be of such a nature that the strict application of the development standards will result in an undue hardship. An undue hardship exists when the strict application of the Zoning Code is so unreasonable that it renders the property unusable without the granting of a variance. Hardship relates to the physical characteristics of the property, not the personal circumstances of the property owner or applicant.

Staff comment: This property would not be rendered unusable should this application be denied.

3. **PUBLIC HEALTH, SAFETY AND WELFARE:** A variance may be granted only if it can be done without substantial detriment to public health, safety or welfare and without substantial departure from the intent of the standard from which relief is requested.

Staff comment: If this variance is granted, the new patio cover would be constructed in full compliance with the building code.

4. **ADEQUATE FINANCIAL RETURN:** The applicant's need for an adequate financial return on investment shall not be considered justification for the granting of a variance.

Staff Comment: As stated in the applicant's letter of intent, the Swartz family desires to improve the use of their backyard for the enjoyment and safety of their family.

5. **SELF-IMPOSED SPECIAL CIRCUMSTANCES:** A variance shall not be granted when the special circumstances, from which relief is requested, have been self-imposed by a current or former property owner or applicant.



Staff Report

BOARD OF ADJUSTMENT

Staff Comment: It appears that the special circumstance that impacts this property was created when the subdivision was platted.

6. **USE VARIANCE:** A use variance may not be granted. (A use variance is one which would allow, as an example, a retail commercial establishment in a single family residential zone district).

Staff Comment: No use variance is being requested.

The Board must consider the findings listed above in any variance approval, and must be able to make the findings that are required by law.

Also, according to ARS 9-462.06, "Any variance granted is subject to such conditions as will assure the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located."

Summary:

Per section 17-2-3 of the Town of Clarkdale Town Code, notification of this hearing was published once in the Verde Independent on July 8, 2015 In addition notice was posted on the subject property, and letters were mailed to those property owners within 300 feet of the subject property notifying them of the requested variance.

Two property owners contacted the office by phone stating that they had no objection to the granting of this variance.

Attachments:

1. Applicant's letter of intent
2. Site picture

1960 Wildflower Lane
Clarkdale, Arizona 86324

June 28, 2015

To the Board of Adjustment, Town of Clarkdale:

As homeowners we are requesting a Variance under Special Circumstances.

Our current back patio is deficient; it was never built properly in the first place by the original builder. It is now rotting and literally falling apart. We have an almost 4 year old daughter and this is obviously not a good situation for us to be in with the patio being so unsafe. Also, it is currently on an angle as a result of the placement of our home on this odd shaped lot. To be structurally sound and aesthetically pleasing we are requesting a variance to allow us to square off our back patio.

The current angle of our patio is allowing water seepage to our main home structure. Because of the original design being inadequate we have had to replace both back patio doors due to water damage. We would like to replace our back patio with a new structure that is properly designed and permitted by the town. In addition, the new structure will be aesthetically pleasing and a nice addition to the already inherent beauty of our small neighborhood.

The area at the back of our property does not appear to directly impact any of our neighbors. To square off the one corner of our patio would not require any additional square footage as the current slab of concrete is already in existence where we would be working.

We are hoping to expedite this process so as to make our patio safe for our child. Thank you for your consideration,



Jeffrey Swartz

Homeowner







Staff Report

BOARD OF ADJUSTMENT

Agenda Item: **Request for a variance from Section 3-11.C.6 of the Town of Clarkdale Zoning Code restricting the height of a wireless communication tower to a 65 foot maximum This variance is being requested to allow the installation of a 2.72 inch diameter public safety repeater antenna to exceed the maximum permitted height by approximately 60 inches (5 feet). This property is located at 1450 SR 89A, assessor parcel number 406-26-010Y**

Staff Contact: Paul Grasso

Meeting Date: July 22, 2015

Background:

Pursuant to Section 3-11 of the Town of Clarkdale Zoning Code, initially the Town of Clarkdale received a Conditional Use Application requesting permission to install a 65-foot cellular tower and a supporting facilities building on Yavapai County Parcel Number 406-26-010Y at 1450 SR 89A in Clarkdale.

Notices of the public hearing regarding the CUP application were mailed to 108 property owners within 1,000 feet of the subject property. Per state statute, the Town is required to notify property owners within 300 feet. The Community Development Department policy is to extend the notification distance to 1,000 feet for all public hearing items. The public hearing notices were mailed on Wednesday, February 11, 2015.

Included with the public hearing notice was information regarding the neighborhood meeting hosted by the applicant on Tuesday, February 17, 2015.

Two legal notices of the public hearing were published in the Verde Independent on February 15 and March 1, 2015. The Zoning Code requires only one legal notice be published.

In addition, the property was posted at two locations on February 27, 2015 with information regarding the public hearing.

On February 17, 2015, the Planning Commission conducted a site visit of the requested location to view a balloon installed on the location at a height and of a dimension to approximate the visual impact of the cell tower being proposed.

On March 17, 2015, the Planning Commission then considered the CUP application in a Public Hearing. At that meeting 19 members of the public spoke in opposition to the application. 3 members of the public were in support of the application. The Planning



Staff Report

BOARD OF ADJUSTMENT

Commission recommended the application move forward to the Town Council for consideration with the following stipulations:

1. A building permit be issued prior to construction of the facility
2. No lighting other than motion sensor emergency lighting described in the staff report be installed.
3. All components of the facility shall be removed at the expense of the applicant/property owner if the facility is decommissioned and not used for 180 consecutive days.
4. Any substantial change to the project dimensions by more than 10 percent of the design of the facility as approved will require an additional Conditional Use Permit application.
5. The applicant will grant an easement to public safety entities for placement of repeaters on the tower to enhance communications. The applicant, at their expense will prewire the proposed cell tower for ease of future installation of these repeaters. Design and installations shall be coordinated with a vendor designated by the Clarkdale Police Department
6. The applicant will participate in facilitating broadband infrastructure development in the Verde Valley as opportunity arises.
7. The applicant shall improve the Town right-of-way along the western boundary of the subject property including engineering, design, and installation of a finished road.

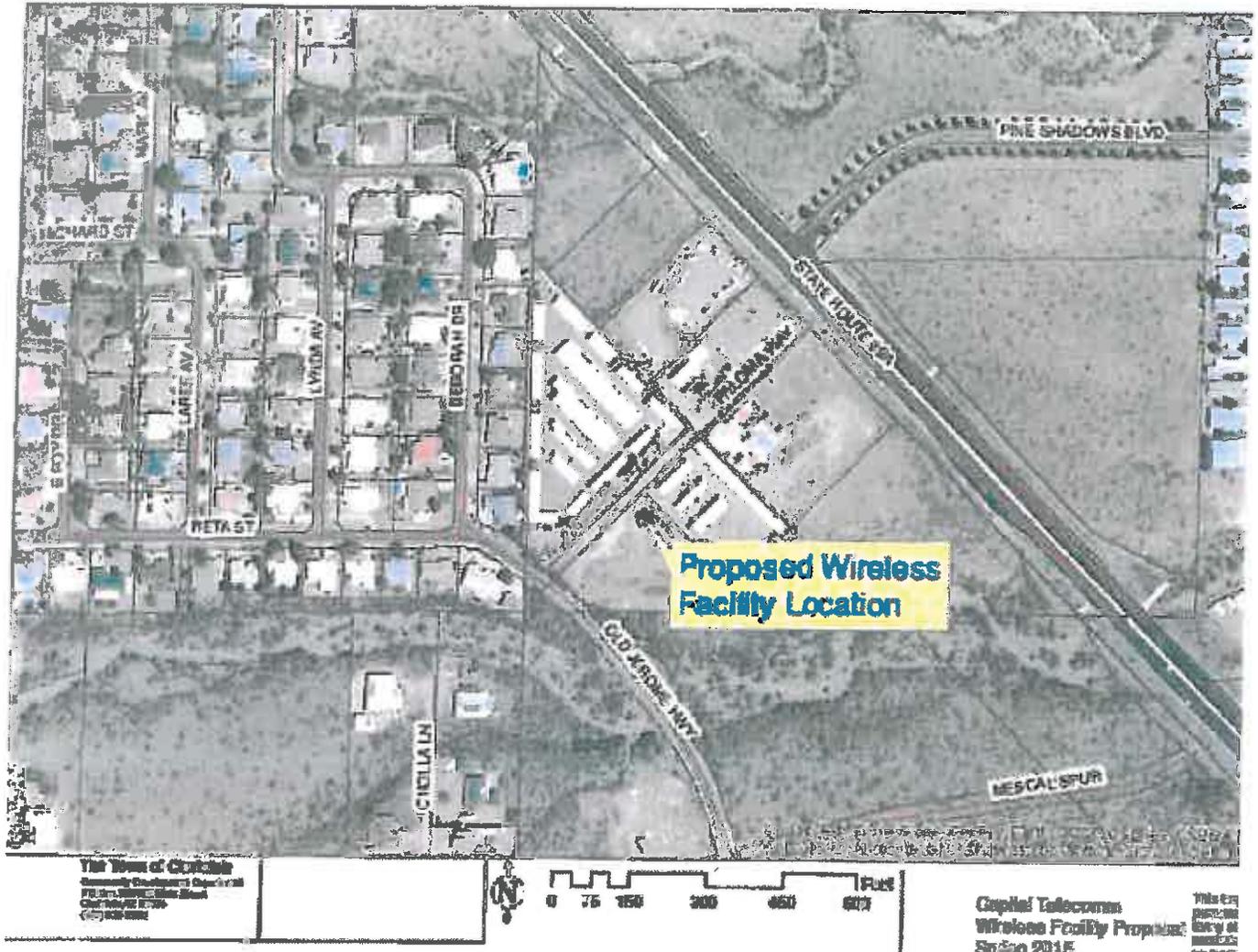
On May 12, 2015 the Clarkdale Town Council considered this application in public hearing. Notices were sent out to the 108 surrounding property owners within 1000 feet of the subject property. Twenty seven members of the public spoke with 3 people for the approval and 24 against.

The Town Council unanimously approved the CUP with the stipulations presented. The Town of Clarkdale Police Department and the Clarkdale Fire District have been granted space for a repeater antenna on the approved tower by Capital Telecom as stipulated by Town Council. The proposed antenna would be installed at the top of the monopole so as to not interfere with the equipment Capital Telecom is installing. Because the overall height of the tower including the antenna exceeds the maximum height allowed per section 3-11.c.b of the Town of Clarkdale Zoning Code, the application for a variance is before the Board of Adjustment for consideration.



Staff Report

BOARD OF ADJUSTMENT



Staff Comments:

The Board of Adjustment shall have the powers and duties as prescribed by law and ordinance including, according to Town Code, Section 17-2-2 C:

"To hear and decide on requests for variances from the strict application of the Zoning Code as adopted by the Town of Clarkdale where by reason of exceptional narrowness, shallowness, shape, or topography, or a property's location and surroundings the strict application of said standards will deprive the subject property of privileges lawfully permitted other properties in the same zone district or immediate vicinity. Decisions shall be based upon a review of the application in conformance with the following criteria:



Staff Report

BOARD OF ADJUSTMENT

1. **SPECIAL CIRCUMSTANCES:** There are special circumstances attributable to the property which is not applicable to other properties in the area or within the same zone district. The special circumstances must be related to the physical characteristics of the property including its shape, size, topography, location or surroundings and may not be related to the personal circumstances of the property owner or applicant.

Staff comment: This location is the only currently proposed cell tower site located within the Town of Clarkdale town boundaries, and additional public safety cellular support would be provided with the installation of this antenna.

2. **UNDUE HARDSHIP:** If special circumstances attributable to the property exist, they must be of such a nature that the strict application of the development standards will result in an undue hardship. An undue hardship exists when the strict application of the Zoning Code is so unreasonable that it renders the property unusable without the granting of a variance. Hardship relates to the physical characteristics of the property, not the personal circumstances of the property owner or applicant.

Staff comment: This property would not be rendered unusable should this application be denied.

3. **PUBLIC HEALTH, SAFETY AND WELFARE:** A variance may be granted only if it can be done without substantial detriment to public health, safety or welfare and without substantial departure from the intent of the standard from which relief is requested.

Staff comment: The addition of this antenna will improve the communications capability for public safety organizations supporting Clarkdale.

4. **ADEQUATE FINANCIAL RETURN:** The applicant's need for an adequate financial return on investment shall not be considered justification for the granting of a variance.

Staff Comment: As stated in the applicant's letter of intent, the antenna proposed by Town of Clarkdale would enhance the safety of the public. There is no additional financial return Capital Telecom with the installation of this antenna.

5. **SELF-IMPOSED SPECIAL CIRCUMSTANCES:** A variance shall not be granted when the special circumstances, from which relief is requested, have been self-imposed by a current or former property owner or applicant.



Staff Report

BOARD OF ADJUSTMENT

Staff Comment: There are no self-imposed special circumstances in regard to this property or applicant.

6. **USE VARIANCE:** A use variance may not be granted. (A use variance is one which would allow, as an example, a retail commercial establishment in a single family residential zone district).

Staff Comment: No use variance is being requested.

The Board must consider the findings listed above in any variance approval, and must be able to make the findings that are required by law.

Also, according to ARS 9-462.06, "Any variance granted is subject to such conditions as will assure the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located."

Summary:

Per section 17-2-3 of the Town of Clarkdale Town Code, notification of this hearing was published once in the Verde Independent on July 8, 2015. In addition, notice was posted on the subject property, and letters were mailed to those property owners within 300 feet of the subject property notifying them of the requested variance.

Attachments:

1. Applicant's letter of intent
2. Site picture

June 30, 2015

Application to the Town of Clarkdale Board of Adjustment

RE: Request for a variance from Section 3-11.C.6 of the Town of Clarkdale Zoning Code restricting the height of a wireless communication tower to a 65-foot maximum. The variance is being requested to allow for installation of a 2.72-inch diameter public safety repeater antenna to exceed the maximum permitted height by approximately 60 inches (5 feet).

Dear Board Members:

The Town of Clarkdale Police Department is requesting a variance of the 65-foot height maximum for cell towers in order to allow for the installation of a public safety antennae on top of an approved cell tower.

On May 12, 2015 the Clarkdale Town Council approved a Conditional Use Permit for a Wireless Facility, including a cell tower, to be located at 1450 SR 89A.

One of the conditions of this approval is that the applicant, Capital Telecom, pre-wire the cell tower for installation of a public safety repeater antenna on top of the tower. The applicant shall be responsible for all costs associated with the pre-wiring and the Clarkdale Police Department shall purchase the antenna and supporting equipment and hire a contractor to install the antenna.

During the review of the conditional use permit application, both the Clarkdale Police Department and the Clarkdale Fire District had requested the installation of this repeater antenna to help improve coverage for 911 calls and Police Dispatch.

The approved cell tower at 1450 SR 89A will be 65 feet in height. This is the maximum allowable height for a wireless communication tower per Town of Clarkdale Ordinance #352. This was also the height requested by the applicant.

Due to engineering requirements, the public safety antennae should be placed at the top of the cell tower for best performance and to minimize interference from the cell antenna array.

The public safety antennae is commonly referred to as a 'whip' antennae. The total length of the proposed antenna is approximately 60 inches (5 feet). The antenna is 2.75 inches in diameter, minimizing the visual impact. The antennae is an off-white color.

The necessary supporting equipment, cabling to the tower and a base radio, would be housed in one of the equipment shelters proposed to be constructed to house the support infrastructure for the cell tower.

The Clarkdale Police Department is asking for a variance based on the special circumstances presented by the location of the cell tower on this property. This is currently the only cell tower within Town boundaries so it is the only opportunity to install this equipment that will enhance public safety by boosting the communication ability of public safety responders. The addition of the thin, 'whip' like antennae to the previously approved 65-foot cell tower should have minimal additional visual impact.

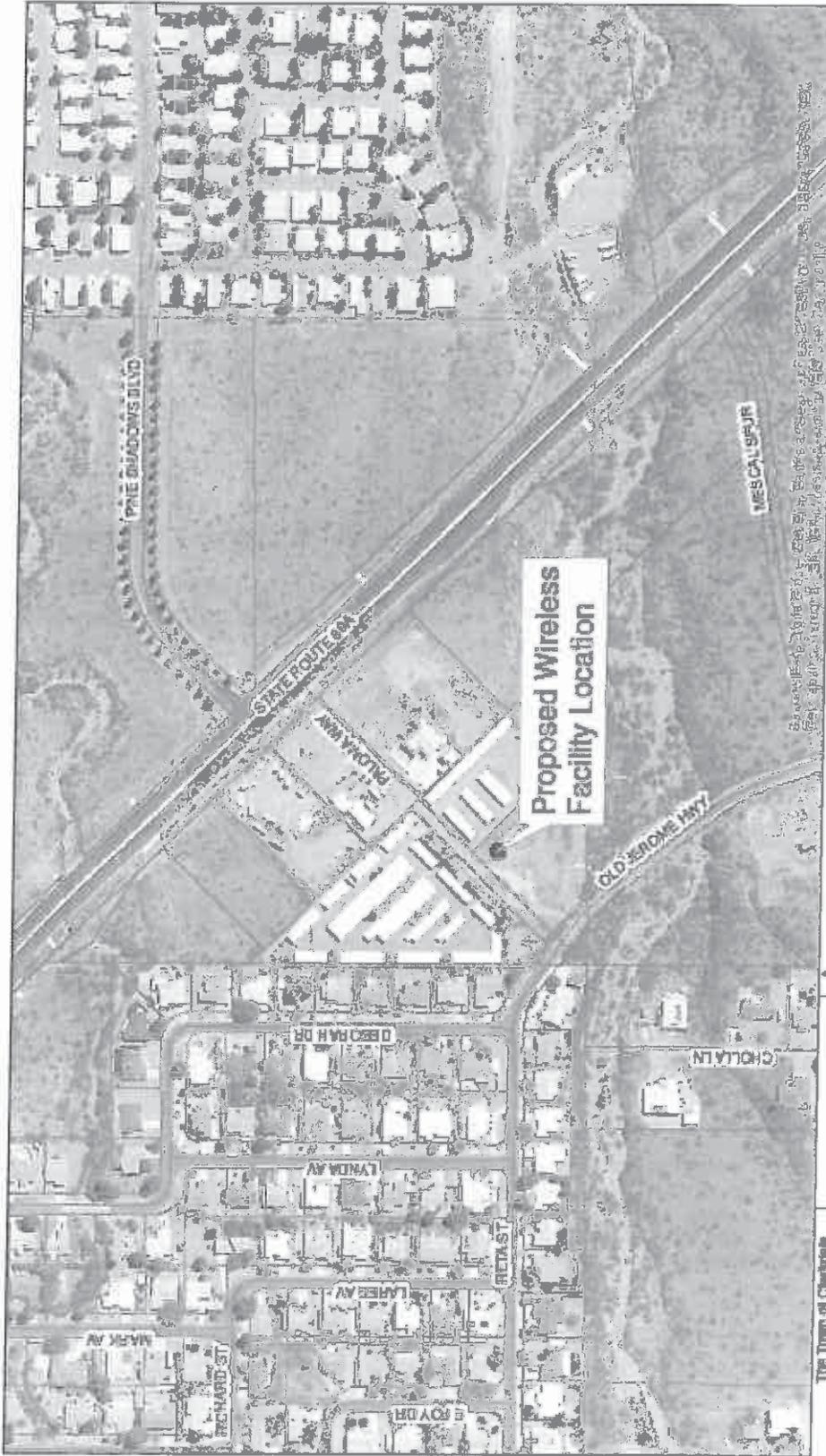
The pre-wiring of the tower to accommodate the installation of the antenna at no cost to the Town and the ability to improve public safety communications was considered as a community benefit by Town Council during the evaluation of the Conditional Use Permit application for this wireless facility.

We are asking that the Board of Adjustment approve this variance request to allow installation of a 60 inch (5 foot) long public safety repeater antenna on top of a 65-foot high approved cell tower in order to allow for enhanced public safety communication abilities.

Thank you for your consideration of this request.



Randy S. Taylor, Ph.D.
Chief of Police
Town of Clarkdale



This map has been prepared for informational purposes only and is not intended to represent any warranty, accuracy, or assurance of location. The Town of Chubbuck shall assume no liability for the information contained on this map.

The Town of Chubbuck
 Community Development Department
 Chubbuck, VT 05742
 802.253.8430

Capital Telecomm
 Wireless Facility Proposal
 Spring 2015

0 75 150 200 450 600 Feet

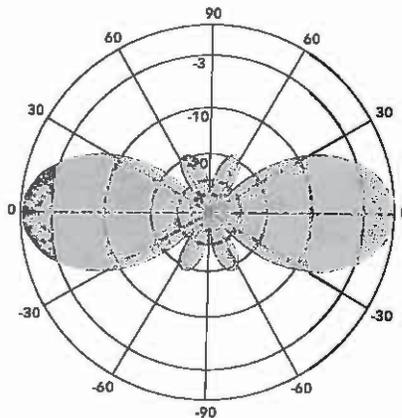
ANT150F2

FIBERGLASS COLLINEAR ANTENNA 2.5 dBd

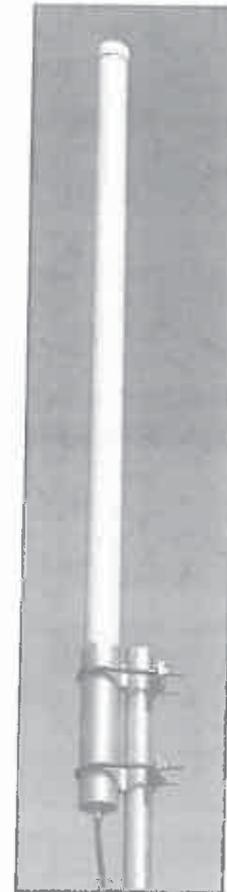
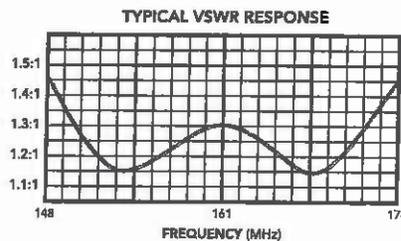
The Telewave ANT150F2 is an extremely rugged collinear antenna, with moderate gain and wide vertical beamwidth. This compact antenna produces 2.5 dBd gain, and is designed for operation in all environmental conditions. The antenna is constructed with brass and copper elements, with a path to DC ground for lightning impulse protection.

All junctions are fully soldered to prevent RF intermodulation, and each antenna is completely protected within a rugged, high-tech radome to ensure survivability in the worst environments. The "Cool Blue" radome provides maximum protection from corrosive gases, ultraviolet radiation, icing, salt spray, acid rain, and wind blown abrasives.

The ANT150F2 includes the ANTC485 dual clamp set for mounting to a 1.5" to 3" O.D. support pipe, and a 24" removable RG-213 N-Male jumper.



ANT150F2 156 MHz
Vertical Plane
Gain = 2.55 dBd



SPECIFICATIONS			
Frequency (continuous)	148-174 MHz	Dimensions (L x base diam.) in.	60 x 2.75
Gain	2.5 dBd	Tower weight (antenna + clamps)	12 lb.
Power rating (typ.)	500 watts	Shipping weight	16 lb.
Impedance	50 ohms	Wind rating / with 0.5" ice	200 / 150 MPH
VSWR	1.5:1 or less	Maximum exposed area	1.3 ft. ²
Pattern	Omnidirectional	Lateral thrust at 100 MPH	50 lb.
Vertical beamwidth	38°	Bending moment at top clamp (100 MPH, 40 PSF flat plate equiv.)	67 ft. lb.
Termination	Recessed N Female 7-16 DIN-F opt		