

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, MARCH 17, 2015, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday March 17, 2015, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chairperson	Jack Van Wye	Excused
Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Craig Backus	Present

**Staff:**

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar
Town Attorney	Gene Neil

**Others in Attendance:** Greg Lake and Tom Waniewski, Capital Telecom, Phil Terbell, property owner, Frank Brookbank, Brian and Karen Daniels, Sean Sterling, Jean Worfolk, Barbara Van Wye, Bill Lange, Gary Morgan, Ron Black, Robert Reynolds, Robyn Prud'homme-Bauer, Christine Adams, Donna Warner, Sandy Fidelity, Donna Whitmore, Mary Brunnenmeyer, Rick Hendrickson, Greg Kirkland and others who did not sign in.

1. **AGENDA ITEM: CALL TO ORDER:** Vice Chair de Blanc called the meeting to order at 4:00 p.m.
2. **AGENDA ITEM: ROLL CALL:** Director Filardo called the roll.
3. **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.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Special Meeting Minutes of February 17, 2015. Vice Chair de Blanc entertained a motion to accept the minutes. Commissioner Erickson motioned to approve the Special Meeting Minutes of February 17, 2015. Commissioner Backus seconded the motion. The motion passed unanimously.**

Consideration of the **Regular Meeting Minutes of February 17, 2015**. The Vice Chair entertained a motion to accept the minutes. Commissioner Erickson motioned to approve the Regular Meeting Minutes of February 17, 2015. Commissioner Backus seconded the motion. The motion passed unanimously.

**5. NEW BUSINESS:**

- a. **PUBLIC HEARING:** A Conditional Use Permit Application for a wireless facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. **Applicant is Capital Telecom. Case Number: CUP-091011.**

- **Staff Report:**
- **Applicant Presentation:**
- **Questions to Staff/Applicant:**
- **Open Public Hearing:** Vice Chair de Blanc opened the Public Hearing.

**Staff presented the following:**

**Background:**

Capital Telecom has submitted a conditional use permit application for a wireless facility at 1450 SR 89A. The proposal includes a 65-foot high monopole centered on a 40' x 60' square located at the northwest corner of the subject property. The compound will be enclosed by a 6-foot high chain link fence with a 12-foot wide sliding gate. The proposal includes a 12' x 20' equipment shelter, a new transformer and additional support infrastructure. No lighting is proposed for the facility, other than ground-mounted emergency motion-sensor lighting. No signage is proposed for the facility. The applicant will be leasing this area from the property owner.

**Zoning and Vicinity**

This property is zoned Commercial. The subject property is approximately 1.18 acres and is undeveloped. The property is accessed from SR 89A by Paloma Way, a privately owned easement.

The subject property is not within the 89A Highway Overlay District.

Surrounding land uses include Nate's Cowboy Café Restaurant, two storage facilities, a delivery services company and an auto mechanic business.

The Foothill Terrace subdivision is



directly to the west of the subject property. There are several single-family residences to the south. The proposed Crossroads at Mingus Park is directly to the south.

**Town Regulations**

The Town's wireless facility regulations, Ordinance #352, became effective August 9, 2013. This ordinance allows wireless facilities in commercial and industrial districts as a conditional use. The maximum allowable height for a cell tower in a commercial district is 65 feet. The purpose of having conditional uses in the Zoning Code is to allow for a process through which the proposed use is examined to determine its impact at a specific location.



**Site Visit**

On February 17, 2015 the Planning Commission conducted a site visit of the subject property. During the site visit, Mr. Tom Waniewski, Principal with Capital Telecom, pointed out the proposed cell tower would have a line-of-sight connection with the new cell tower at the VFW building in Cottonwood, the communication facilities on Cleopatra and Sunshine Hill behind Jerome, and with a proposed additional tower in Yavapai County west of the Town of Clarkdale.

**Outside Agency Review**

Per a request from the Cottonwood Airport Authority, the applicant submitted a review request to the Federal Aviation Administration and received a "Determination of No Hazard to Air Navigation" for the proposed wireless facility.

Morgan Scott of the Cottonwood Airport Authority has requested warning lights be installed on the tower. This is

not a requirement per the FAA review, however, and it is staff's opinion lighting at the top of the tower would be a nuisance to the surrounding neighborhood. The subject property is approximately 1.3 miles from the western end of the runways at the Cottonwood Airport.

Yavapai County Flood Control noted the south property line is impacted by the North Fork of Mescal Gulch, however there are no issues or concerns for the location of the wireless facility.

The Clarkdale Fire Chief provided comments stating there is no basis to object to the application, however, the district would like to see a secondary access to the property for public safety reasons.

**NEPA Review**

The applicant was required to complete an Environmental Summary Report to the Environmental Protection Agency as part of its FCC permit application. As part of this summary, the application was sent to the following agencies for review and comment:

Native American Tribes in Arizona  
Yavapai County Flood Control via the Town of Clarkdale  
Arizona Game & Fish  
US Fish & Wildlife  
Arizona State Historic Preservation Office  
Army Corp of Engineers  
National Park Service  
Bureau of Land Management  
National Wilderness Preservation System

Per the requirements of the FCC, the applicant published a notice in the Verde Independent soliciting comments regarding possible environmental impact related to the proposed site on November 19 and 21, 2014.

Through this review process, the proposed facility was found to have no significant negative environmental impact.

#### **Internal Agency Review**

The Clarkdale Police Department and Public Works Department submitted comments noting there is no secondary access to the site and stating this was a safety concern.

The Police Department has also requested the cell tower be pre-wired to accommodate placement of repeaters for emergency responders.

#### **Independent Expert Review**

At the request of staff, an outside expert review of the application was completed by David Baker, Sr. with Mariner Wireless Services, a Tucson telecommunications firm. The expert review determined the application to be in full compliance with FCC regulations and the Town of Clarkdale ordinance. The cost of this outside review was paid by the applicant as required under Town Ordinance 364.

#### **Public participation**

Notices of the public hearing 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. A summary of this meeting, provided via email by the applicant's representative, follows:

Our neighborhood meeting at 4:00 also went well. About 30 people attended. About 10 of them were quite vocal and asked a lot of questions. Following the meeting we had about a dozen neighbors come up to tell us they supported the site, and apologized for some of their more vocal neighbors.

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.

At the time of this report, two written comments have been received. Copies are included in the Planning Commission packet.

Staff has kept a log of public contact for this application. A copy is included in the packet.

### **Analysis**

Per Section 5-5 of the Town Zoning Code, the Planning Commission shall make findings on a conditional use permit application based on the following six elements:

1. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statute, and any ordinance or policies that may be applicable.

**Staff Analysis – Zoning Ordinance:** Ordinance #352, Wireless Communication Facilities, became effective August 9, 2013. This ordinance allows cell towers up to a maximum of 65 feet in height in the Commercial Zoning District with a conditional use permit. The ordinance includes a list of nine items required to be included in the conditional use permit application. The applicant has provided all nine of these items.

The Federal Communications Commission oversees the regulations for wireless service facilities. Section 332(c) (7) of the Communications Act prohibits local governments from discriminating among providers and from prohibiting the provision of personal wireless services.

Until the Town adopted the Wireless Facilities Ordinance in 2013 the Town was not in compliance with this section because wireless facilities were not included as a use in any of the zoning districts.

Staff found no specific references to wireless facilities in the 2012 Clarkdale General Plan.

2. **Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks, spaces, landscaping, fences and parking. That these elements are compatible with the general character of development in

the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.

**Staff Analysis** – The 1.18-acre site is adequate to accommodate the proposed use. The wireless facility would not conflict with the various surrounding commercial uses.

- 3. Performance:** That the location, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience of persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general in that the facility, once completed should not interfere with the day-to-day operations of the existing businesses.

**Staff Analysis – Visibility:** The Planning Commission conducted a site visit to the subject property on February 17, 2015. The applicant had placed a balloon on the site. The top of the displayed balloon was at 65 feet. The 12-foot width of the balloon demonstrated the width of the proposed array at the top of the cell tower.

During the site visit, the top of the balloon appeared as high as the top of the Mogollon Rim in the distance from the properties to the south along Cholla Lane. Along the SR 89A highway, the balloon was noticeable against the background of the existing vegetation and was higher than the flag pole at the property in front of the site. The balloon appeared visible to the residences along Deborah Drive, particularly the two properties at the south end of Deborah Drive in the Foothills Terrace subdivision which are less than 300 feet away from the proposed site. The balloon did not appear visible from the rest of this subdivision. The balloon was also visible from homes in the Mescal Spur neighborhood, specifically those along Cholla Lane. These homes were constructed in the late 1990's and the 2000's.

The homes along Deborah Drive abut commercially zoned property. These homes were constructed in the 1990's. The commercial corridor along SR 89A, including the subject property, has been zoned commercial since adoption of the first Town of Clarkdale zoning map in 1973, prior to construction of the surrounding homes. The maximum height allowance for buildings in the commercial zoning district is 50 feet.

The Town of Clarkdale Zoning Code does not include protection of individual views other than within the 89A Overlay District. Recognition of the 89A view corridor was established by adoption of the Overlay District in 2006.

In order to mitigate visual impact of the cell tower, the applicant has proposed to paint the tower a beige color to blend into the view. A color sample will be presented at the public hearing.

**Staff Analysis – Impact on public health, safety, welfare.** Per the FCC, the radio frequency emissions of the proposed tower will be no more than 0.035 percent of the Commission's maximum permissible exposure.

Section 332(c) (7) of the Communications Act preempts local zoning decisions based directly or indirectly on the environmental effects of radio frequency (RF) emissions from a cell tower. Staff will therefore not address this issue in this report.

During agency review of the application it was noted there is only one legal access to the subject property and the surrounding businesses. This is considered a safety concern for the properties in general, both for evacuation purposes in an emergency and access by public safety personnel in case the SR 89A access is blocked. If the Planning Commission moves this application forward to Town Council, staff has included a recommended condition of approval requiring the applicant complete a road connection to Old Jerome Highway.

The Police Department has requested the applicant grant an easement on the tower for the installation of public safety communication repeaters. This request would increase public safety by providing redundancy for the public safety dispatch system.

4. **Traffic Impacts:** The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.



**Staff Analysis** – The subject property is accessed from SR 89A by Paloma Way. The front half of Paloma Way is an ingress/egress easement. The back half of Paloma Way was dedicated to the Town as right-of-way in 2005. At this time a vertical curb was constructed along the west edge of the dedicated right-of-way. The decomposed granite surface of the right-of-way portion of Paloma Way has deteriorated and there are large ruts traversing the roadway.

The Town right-of-way is 25-feet wide and approximately 465-feet long.

In staff's opinion, a paved connection through to Old Jerome Highway would address safety issues, both from the perspective of public safety access but also in allowing an additional emergency exit for residents of Foothill Terrace and the Mescal Spur neighborhood. Paving of the road would curtail the nuisance of dust kicked-up from additional traffic to the site.

5. **Landscaping:** Landscaping and/or fencing of the proposed development assures that the site development will be compatible with adjoining areas and with the intent of Town policies.

**Staff Analysis** – The applicant is proposing a 6-foot high chain link fence to surround the complex.

Staff is not recommending the planting of any additional landscaping to screen the proposed complex. The subject property is edged by native landscaping providing natural screening of the area. The eastern border of the storage facility located on the other side of the town right-of-way has an existing 10-foot wide landscape barrier. Any additional landscaping would

require extension of water service to the property and installation of an irrigation system. If the remainder of the subject property develops at some time in the future, landscape requirements would be stipulated for the entire site.

Staff has suggested the bottom half of the fence should be a solid material to prevent entrance of pack rats and other destructive vermin.

- 6. Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibrations, signage or illumination.

**Staff Analysis** – No hazardous materials will be stored on site creating a hazard from explosion, contamination or fire. If the conditional use permit receives approval, a building permit for the facility will be required. The cell tower must meet Electronic Industries Alliance/ Telecommunication Industries Association standards. The building permit will be forward to Yavapai County Flood Control for review and approval.

The noise generated by the facility will be minimal and comparable to the noise generated by a typical single-family residence. (See attached email from the applicant's engineer). Traffic to the facility once construction is complete will also be minimal.

**Summary:** In staff's opinion, and with the recommended conditions, the application is in compliance with the required findings for a Conditional Use Permit.

#### **Approval Process for Wireless Facilities**

Per the Telecommunications Act of 1996 the Federal Communication Commission has the final authority for approval of all wireless communication facilities. One of the initial steps required by the FCC is an environmental assessment, which as previously noted has been completed by the applicant.

The FCC has already issued the radio station authorization to Verizon Wireless for Northern Arizona.

The applicant has stated the proposed location meets their requirements for their network and will increase both network coverage and availability in the area. The independent expert the Town asked to review this application concurs with this statement.

The Town's wireless ordinance does not permit placement of cell towers in the 89A Overlay District. This previously established overlay district extends 500 feet on either side of the highway and identifies an important viewshed along the highway corridor. This prohibition leaves only a few properties in the area meeting the applicant's requirements. All of these potential properties abut property zoned for residential development.

#### **Recommendation:**

Staff has determined the Conditional Use Permit application to be complete and in compliance with the requirements of Section 4-18 of the Town of Clarkdale Zoning Code.

Staff is requesting the Planning Commission conduct the public hearing regarding this application and either direct staff and/or the applicant to provide specific additional information or make a recommendation to Town Council for approval, approval with conditions, or denial of the application.

If the Planning Commission chooses to recommend approval of the Conditional Use Permit application, staff offers the following conditions:

1. A building permit shall be issued prior to construction of the facility.
2. No lighting, other than the motion sensor emergency lighting described in the staff report shall 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.

Senior Planner Escobar read the following into the record:

**PLANNING  
COMMISSION**  
*March 17, 2015*

Cynthia Fawcett, RN, BSN

671 Eric St.  
Clarkdale, AZ 86324  
413.775.3468  
cynfawcett@yahoo.com

March 10, 2015

Town of Clarkdale, Community Development Department  
PO Box 308  
Clarkdale, AZ 86324

ATTN: Ms. Beth Ernobar, Senior Planner, and Planning Commission

SUBJ: Conditional Use Permit Application for a Wireless Facility including a 65-foot  
high monopole tower and associated supporting infrastructure at 1450 SR 89A,  
Assessor's Parcel Number 406-26-D10Y. Applicant is Capital Telecom. Case  
Number: CUP-091011

Dear Ms. Ernobar and Planning Commission members:

Please read this letter into the minutes of the public hearing scheduled for Tuesday, March 17th,  
2015 at 1600; this matter is of great importance and my work schedule prevents me from  
attending until early evening.

As a health care professional, homeowner and resident living within 1500' of the subject site, I  
adamantly oppose this location for a cell tower. My reasons are abundant.

This parcel directly abuts a very dense and extensive residential neighborhood. The immediate  
subdivision area is zoned R1 (single family residential), and is surrounded by R3, R4 and R4A  
(all residential). (See *General Plan, Town of Clarkdale Housing*). Although the site itself is designated  
highway commercial (See *General Plan, Land Use Plan*), it is obvious that certain commercial uses  
would negatively impact this vast residential area more than others: a cell tower is such a use.

First, the tower will surely be an eyesore, a direct detriment to the extraordinary red rock view  
these many residents and homeowners enjoy. Arguably the prominent feature in the choice to  
purchase and/or reside here in the foothills area of Clarkdale, our view is vast and currently  
uninterrupted by any strong vertical lines; in fact, there is a marked horizontal nature to all  
aspects of this neighborhood, even the current structures on the 89A commercial strip we border.

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The cell tower, by ruining our views, would lessen the enjoyment of our homes, reduce the desirability of our real estate, and thereby the resale ability and resale value of our properties.

Secondly, the cell tower, by definition, emits an air pollution of electromagnetic radiation (EMR) the effects of which have not yet been studied extensively enough to demonstrate any level of safety. To the contrary, exposures at such close distances for 12-24 hours daily, continuously, which is what would happen to our residents, may be extremely hazardous to human health. There is evidence of damage to enzymes, cell tissue and DNA, and links to brain tumors, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, neurological disorders and numerous other serious illnesses. For this reason, multiple municipalities have restricted cell tower placements from areas with hospitals, childcare, schools, or senior support centers. Even if one questions the direct effect on human, animal and plant life that these studies suggest, the perception of negative health effects is a fact: many people believe that living in close proximity to a cell tower is dangerous to their health, the health of their families, and their pets. It is this perception that will cause our homes and properties to be less desirable to potential buyers, in fact unsellable to a large group of conscientious buyers, who do have a choice not to buy near a cell tower.

Our town has promised to protect it's residents and property owners by including this clause in the commercial zoning code,

*Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution.*

No emission shall be permitted which can cause damage to health, to animals, to vegetation, to other forms of property, or which can cause any excessive spoiling.

Our town has pledged in the General Plan to take no action to adversely effect our health, views, or property values.

In closing, I understand that there is a desire by the non resident applicant, and perhaps other persons who do reside in our town, to place an additional cell tower in Clarkdale. Although I have no specific suggestion for such a site, I would recommend that it not be within 200' of multiple residences, nor 1500' of many more, nor adjacent to a dense residential neighborhood. Please do not place this cell tower here, approximately 500' from my one and only beloved home.

Sincerely,



Cynthia Pawcutt, RN, BSN  
Homeowner and Resident

**PLANNING  
COMMISSION**  
*March 17, 2015*

Greg and Mary Kirkland  
1480 Deborah Drive  
Clarkdale, AZ 86324  
[mka:10@cableone.net](mailto:mka:10@cableone.net)  
928.901.1135

March 12, 2015

Planning Commission and Town Council  
Town of Clarkdale  
PO Box 306  
Clarkdale, AZ 86324

Subject: Case Number CUP-091011, Capital Telecom

Dear Committee Members:

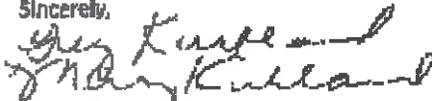
I would like to state for the record that my wife and I are emphatically opposed to the placement of the cell tower in our neighborhood. There are many reasons we're opposed to this.

The population directly in the field of the tower includes the elderly and young children; we do not want to expose our families to this RF radiation! This is one of the most densely populated areas of Clarkdale. Also the tower will obstruct our view of the red rocks of Sedona which will affect our property values. The health dangers are well documented in many reports since the FCC approved cell towers close to populated areas. Because of the many documented reports showing the health risk of concentrated EMR/RF radiation we feel this would be an unforgivable act by the city and mayor if allowed so close to its citizen's homes. If this tower is erected in this very sensitive location this could have a devastating effect financially on the city of Clarkdale.

We also feel this would be extremely hypocritical of the city since they encourage sustainability, clean air, and a clean environment for its citizens. This is one of the reasons we decided to settle here and raise our family here 27 years ago. Don't let our town succumb to the big cell phone companies' pressure. Stand with the many towns throughout the country who have said no to this well documented health risk to our citizen/voters.

Do the right thing for all of us: vote this down.

Sincerely,



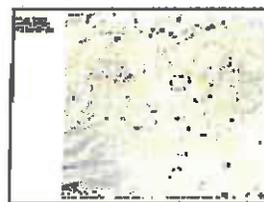
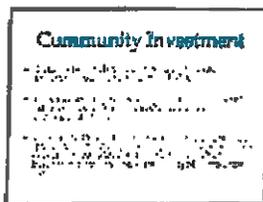
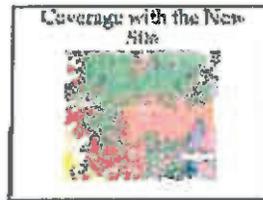
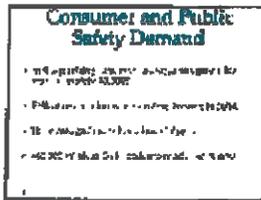
Greg and Mary Kirkland  
Homeowners and Residents



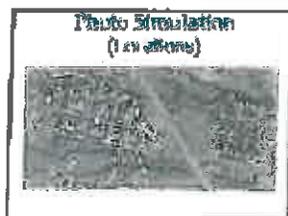
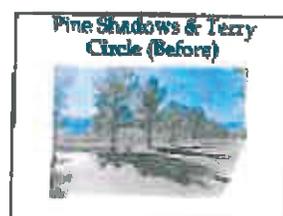
**Applicant Presentation:**

Mr. Greg Lake with Capital Telecom made a presentation:

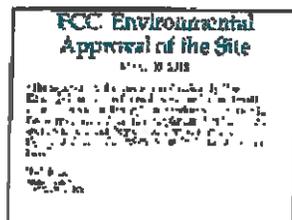
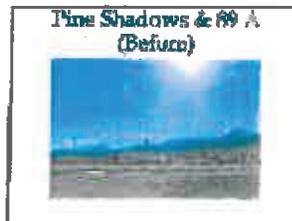
3/19/2015



3/19/2015



3/19/2015





Vice Chair de Blanc opened the public hearing.  
(The following is a summary of public comments)

Frank Brookbank, 1720 Silver Spur Circle  
Stated he is opposed to the cell tower because of the impact on his view and the loss of value it would cause to his property.

Brian Daniels, 1565 N. Cholla Lane  
Stated his opposition because of potential negative health impacts. This type of facility should be located away from residential areas.

Sean Sterling, 1440 Deborah Drive  
Stated his opposition because of view impact.

Jean Worfolk, 882 Reta Street  
Stated her opposition due to dangers of radiation from radio frequency emissions.

Barbara Van Wye, 1749 Silver Spur Circle  
Stated her opposition. Too close to homes and park. Will have an adverse effect on health. Will destroy their view. There must be a better location.

Phill Terbell, 1021 Desert Sky Drive.  
Owner of subject property. Stated he believes improved wireless services will have a beneficial impact on local economy.

Bill Lange, 882 Reta Street  
Stated his opposition due to impact on view and negative health impact.

Gary Morgan, 1461 Deborah Drive  
Stated his opposition. Cell tower is not compatible with neighborhood. Should go to undeveloped area. Does not comply with objectives of 2012 General Plan.

Ron Black, 1575 N. Cholla  
Stated he supports the facility. Will impact his view, but he relies on good phone service. Believes fire danger from weeds and vegetation in washes surrounding homes is more of a danger to the community.

Karen Daniels, 1565 N. Cholla Lane  
Stated she is opposed to the facility due to the negative impact on views and related decrease in property values. The government has recognized negative impact on health by acknowledging risks to sensitive persons. The Commission will be liable morally and ethically if they recommend approval of this application.

Robert Reynolds, 1401 Laree Avenue  
Stated he is opposed to this application for all of the reasons previously stated. It will be a

health risk and degrade property values.

**Robyn Prud'homme-Bauer, 1750 Cholla Lane**

Stated her view shed is already impacted by all of her neighbors and will be further impacted by the cell tower. She is not opposed to the application because she needs good wireless coverage for her business.

**Christine Adams, Sedona**

Is opposed because of health risks and the impact on the viewshed. Views are the essence of Clarkdale. As an owner of property along SR 89A, they refused to negotiate with the applicant because they oppose the use.

**Donna Warner, 661 Reta Street**

Is opposed to tower due to health impact and reduced property value. She is a realtor. Also opposed to connection to Old Jerome Highway because it will add to already bad traffic in the area.

**Sandy Felitz, 1580 N. Cholla Lane**

Owner of storage units to the north. Wanted to point out the piles of dirt which impact her property. These need to be removed. She is in favor of constructing the access to Old Jerome Highway.

**Donna Whitmore, 22 North Tenth Street**

Is opposed to the proposal. Stated it is an insidious land use and is geared to making money for the cell companies. RF emissions negatively impact health. Asked the Commission to do the right thing and deny the application.

**Mary Brunanmeyer, 1400 Lynda Ave**

Is opposed to the application. Doesn't belong in this neighborhood.

**Rick Hendrickson, 116 Lampliter Village**

Opposed to application. Gets good service on his cell phone.

**Greg Kirkland, 1480 Deborah Drive**

He is opposed to the application. He is a medical practitioner and understands the risks of radiation.

Vice Chair de Blanc closed the public hearing and asked for comments from staff in response to some of the issues that were mentioned by the public.

Senior Planner Escobar offered clarification on the Highway 89A overlay district, stating it is not just a view corridor. It was adopted in 2006 to highlight the importance of development along the highway corridor between Cottonwood and Clarkdale. It does recognize the important of this view shed along the highway, and because this regulation was already in place in our Zoning Code, we were able to exempt wireless facilities from

the overlay district.

Also, per recommended condition of approval #4, any changes to an approved facility would need to go through another conditional use permit request. Any changes outside current code regulation would need to request a variance and be heard in a public hearing by the Board of Adjustment.

Senior Planner Escobar also pointed out the General Plan is a guiding document, but the Zoning Code has the regulations guiding the Commission's action.

Mr. Greg Lake, applicant, stated he heard comments revolving around two issues, first, the concern about RF health effects, but the Commission cannot consider this in their decisions. Secondly, RF effects masquerading as concern about property values also cannot be considered also. There must be a 10-foot separation between arrays. The police antennae being requested would be a whip antenna from the top.

Commissioner Erickson asked for clarification about the 'wings' on the photo submitted by Ms. Daniels. Mr. Lake clarified they are only proposing one array, but they show a second lower array for future co-location possibilities.

Senior Planner Escobar affirmed the wireless facilities ordinance supports co-location of services to reduce the number of towers which may be needed.

Vice-chair de Blanc asked for clarification about the concern expressed regarding the proposed easement extension and this would add more traffic to Old Jerome Highway.

Senior Planner Escobar explained staff was recommending a condition that the applicant finish Paloma Way to connect with Old Jerome Highway. This would provide two accesses to the area.

Commissioner Backus expressed concerns about the increase in traffic this improvement might engender. He suggested labelling the road for emergency use only.

Vice Chair de Blanc moved on to item:

- b. CONSIDERATION AND POSSIBLE ACTION: A Conditional Use Permit Application for a wireless facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. Applicant is Capital Telecom. Case Number: CUP-091011.**

Senior Planner Escobar reviewed the options for the Planning Commission for this item:

- Direct staff and the applicant to come back with more information
- Make a recommendation of denial
- Make a recommendation of approval
- Make a recommendation of approval with conditions

The Commission discussed the item.

Vice Chair de Blanc stated she heard all of the concerns expressed and is aware of the role of the Commission. She said she could not find an allowable reason to deny the application. We have seen that when the Commission has exhausted what they can do, the solution is to move it forward to Council.

Commissioner Backus stated this is growth. It is not fun growth, but it is something we need to go through. I visited my neighbors and everyone supported the cell tower. I understand the view issue. It is not an addition, it is a negative impact. It is not a complete blockage, will have minimal impact on view. I have heard from both sides and I think it is something Clarkdale needs to have. I wish there was an easy site.

Commissioner Erickson agreed with the importance of slow planned growth. The businesses need the data. There are certain areas where calls are dropped and data is lost. Business and industry moving to Clarkdale will ask about the availability of service.

Commissioner Olguin stressed the importance of economic development and as the SR 89A corridor develops there will be increase demand for wireless services. Some issues brought up by the public are outside the authority of the Commission.

Commissioner Erickson stated the Commission is making a recommendation to Council who, as the elected officials of the Town will make the final decision.

**ACTION:** Commissioner Backus moved to recommend approval to the Town Council of the Conditional Use Permit for Capital Telecom with the recommended conditions as presented by staff. Commissioner Olguin seconded the motion. The motion passed unanimously.

**6. FUTURE AGENDA ITEMS**

Staff reminded the Commission we will hold the third stakeholder's meeting for the Clarkdale Parkway to Centerville Road SR 89A Focus Area in April.

**7. ADJOURNMENT:** The Vice Chairperson entertained a motion for adjournment. Commissioner Backus motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 6:45 p.m.

**PLANNING  
COMMISSION**  
*March 17, 2015*

**APPROVED BY:**

**SUBMITTED BY:**



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Ida de Blanc  
Vice -Chairperson



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Beth Escobar  
Senior Planner