



NOTICE OF A REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE

Tuesday, December 15, 2015 4:00 pm  
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

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

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, December 15, 2015 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

*All members of the public are invited to attend.*

**GUIDELINES FOR PUBLIC COMMENT**

The Town of Clarkdale endorses civil discourse. If you wish to speak at this meeting, please:

- Fill out a "Comment Card" and deliver to a staff person.
- When recognized, step to the podium and state your name and whether you are a Clarkdale resident.
- Direct all comments to the Planning Commission. Do not enter into a dialogue with the applicant or other members of the public.

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 7<sup>th</sup> day of December at 9:00 a.m.

*Vicki McReynolds*

Vicki McReynolds  
Administrative Assistant II

[www.clarkdale.az.gov](http://www.clarkdale.az.gov)

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **WELCOME NEW COMMISSION MEMBER:** Deborah Hunseder
4. **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 comments to **FIVE MINUTES**.
5. **MINUTES:**
  - a. Consideration of the **Regular Meeting Minutes of September 15, 2015 and Special Meeting Minutes from December 1, 2015.**
6. **REPORTS:**
  - a. Chairperson and Members Report
  - b. Director's Report
7. **ELECTIONS: Chairperson and Vice Chairperson**
8. **NEW BUSINESS:**
  - a. **PUBLIC HEARING:** A Conditional Use Permit Application for a storage facility inside a portion of the existing Highlander Laundromat at 10 N. Ninth Street, Clarkdale, AZ. Assessor's Parcel Number: 400-03-165. This approximately 0.09-acre parcel is located in the Central Business Zoning District. The applicant is Group 2.
  - b. **CONSIDERATION AND POSSIBLE ACTION:** A Conditional Use Permit Application for a storage facility inside a portion of the existing Highlander Laundromat at 10 N. Ninth Street, Clarkdale, AZ. Assessor's Parcel Number: 400-03-165. This approximately 0.09-acre parcel is located in the Central Business Zoning District. The applicant is Group 2.



**NOTICE OF A REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE**

**Tuesday, December 15, 2015 4:00 pm  
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street**

**Town of Clarkdale  
Mission Statement**

The Town of Clarkdale provides visionary, innovative, sensible governance; responsible and resourceful delivery of services; and a sustainable quality of life in an engaging community of citizens and enterprise.

Supporting materials for items on this agenda may be viewed

at:

Planning Commission Meetings

[www.clarkdale.az.gov](http://www.clarkdale.az.gov)

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

**8. NEW BUSINESS (continued)**

- c. **PUBLIC HEARING:** A Conditional Use Permit Application for a 199-foot monopole wireless communications tower and supporting equipment proposed to be located on a 50-foot by 50-foot area of an approximately 13.18-acre parcel at 555 Miller Road in Clarkdale, Assessor's Parcel Number 400-06-003A. The subject property is zoned I (Industrial). The applicant is SBA Towers VI, LLC.
- d. **CONSIDERATION AND POSSIBLE ACTION:** A Conditional Use Permit Application for a 199-foot monopole wireless communications tower and supporting equipment proposed to be located on a 50-foot by 50-foot area of an approximately 13.18-acre parcel at 555 Miller Road in Clarkdale, Assessor's Parcel Number 400-06-003A. The subject property is zoned I (Industrial). The applicant is SBA Towers VI, LLC.

**9. FUTURE AGENDA ITEMS**

- a. January-Discussion regarding completion of the SR 89A Focus Area Plan

**10. ADJOURNMENT**

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, SEPTEMBER 15, 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, September 15, 2015, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

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

**Others in Attendance:** Marianna Baylski, Clarkdale resident and Phil Terbell, Clarkdale resident.

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 **Regular Meeting Minutes of August 18, 2015**. The Vice Chair entertained a motion to accept the minutes. Commissioner Backus motioned to approve the Regular Meeting Minutes of August 18, 2015. Commissioner Olguin seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**
  - a. **Chairperson and Members Report:**
  - b. **Director's Report:**

**1. August 2015 Statistics.**

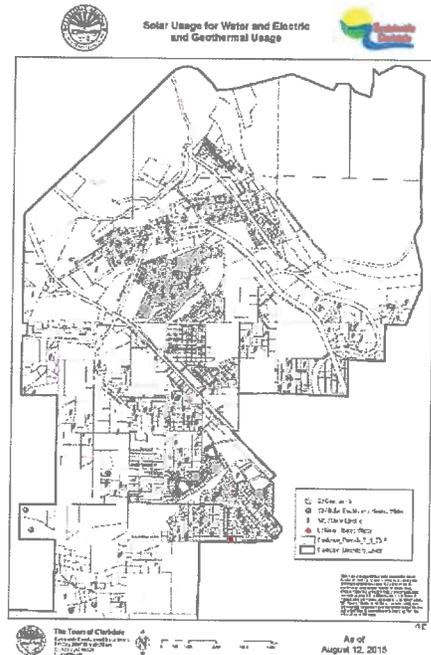
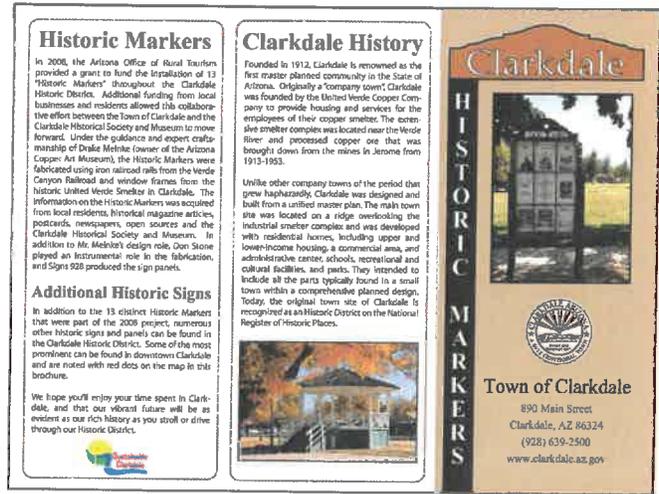


**2. Permits Issued –since last report – 26 total**

- Fence at 1261 Mark Avenue
- Gas line repair at 1380 Lynda Avenue
- Carport at 235 Rodgers Place
- Patio cover at 1960 Wildflower Lane
- Gas line repair at 416 Main Street
- 7.7 KW photovoltaic solar electric at 473 Miners Gulch Drive
- Eleven townhome permits for Mountain Gate are being entered into INCODE. They are located at:
  - 650 Brindle Drive
  - 652 Brindle Drive
  - 654 Brindle Drive
  - 656 Brindle Drive
  - 594 Haynes Drive
  - 596 Haynes Drive
  - 598 Haynes Drive
  - 645 Brindle Drive
  - 647 Brindle Drive
  - 649 Brindle Drive
  - 651 Brindle Drive
- New single family residence at 1300 Tavasci Road
- Kitchen remodel at 1750 Cholla Lane
- Kitchen remodel at 1415 First North Street
- Masonry fence at 1420 Lynda Avenue
- 5.1 KW photovoltaic solar electric at 1261 Mark Avenue

Waterline replacement at 2181 Canyon Drive  
 Fence at 1255 Classic Court  
 Upgrade to electrical service at 1261  
 Mark Avenue  
 Re-roof at 523 Lincoln Drive

**3. Clarkdale's Historic Markers Brochure.** Guss finished the final touches on the Historic Marker Brochure that directs you to sixteen historic markers throughout the historic district. This project, funded by grant dollars adds to the historic charm of the original town site. Stop by the Community Development Office for copies.



**4. Updated Solar Numbers.** As of August 15<sup>th</sup>, Clarkdale's solar installation tallies are as follows:  
 143 Solar Electric  
 6 Solar Hot Water  
 13 Combo Solar Electric/Hot Water  
**143 TOTAL INSTALLED.**

**5. Crossroads at Mingus.** Mei Wei Wong, Sedona has been hired by the owners of the Crossroads at Mingus subdivision, John and Colleen Tobias to develop marketing and advertising plus a web presence for the project. She interviewed staff regarding the project and inquired about the perceived assets of Clarkdale for use in her material. The developers are planning an open house at the subdivision on September 26<sup>th</sup> including food and a live broadcast by Yavapai Broadcasting. Watch for the balloon arches.

**6. Group home at 1275 Classic Court.** Staff has received a complaint about a proposed adult group home at 1275 Classic Court. This is an existing residential home in a R1 zoning district. ARS 36-582 allows for group homes in residential areas up to a maximum of six unrelated persons and states: 'the residents and operators of such a facility shall be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of property.' The owners of the home at Classic Court are in the process of obtaining their state license, and plan to convert living area to 3 additional bedrooms for a total of eight bedrooms to accommodate an assisted living home for ten residents. They are requesting a license for 10 adults, plus staff and residents, for a hospice home. Although this exceeds the six resident level where the Town is prevented from imposing any restrictions, the Town's Zoning Code does not have a definition for 'family'

that includes a number limit. The neighbor who contacted staff expressed concerns about additional traffic on Classic Court, which is a private road, especially from emergency vehicles. Patients at a hospice home are preparing for the end of life and actually do not generate a large number of emergency medical calls. Emergency medical services do not respond to a hospice home when a patient passes. The neighbor is also concerned about residents wandering around the neighborhood. The state requires the property be secured so that residents cannot leave the property without a staff member. The state will inspect the property before a license is given to verify proper ingress/egress and other safety issues and will inspect the property annually. The Community Development Department would respond to any noise/nuisance issue on the property just like at any other residence.

7. **Clarkdale Downtown Business Alliance.** At this week's meeting, the owners of Clarkdale Caboose Gift Shop announced they are selling/closing their business due to personal reasons at the end of the calendar year. Given that sad news, everyone wishes the best for the Ladeau Family and hopes for a new owner to buy the business and continue the operation of the gem at the corner of Ninth and Main Street.
8. **Sixth Safest and Most Peaceful Town to live in in Arizona per [www.onlyinyourstate.com](http://www.onlyinyourstate.com).** Per this website, Clarkdale ranked 6<sup>th</sup> out of 10 safe and peaceful towns in which to live in Arizona based on FBI data compiled in 2013. Facebook is lighting up with pride from Clarkdale residents.
9. **Clarkdale Market Ribbon Cutting.** On August 26<sup>th</sup>, an array of Clarkdale citizens welcomed Carlos and Sylvia Bourde and their Clarkdale Market to Main Street with an official ribbon cutting ceremony. Sylvia welcomed everyone with a speech, a blessing, and wonderful empanadas, date/pecan pie, and other tasty morsels. She, Carlos and Patricia also shared the specialties of the house including Guss' favorite Ghost Pepper Salsa and specialty



fudges made by Sylvia especially to pair with local wines and craft beers from the Verde Valley. Stop on by, grab a burrito to eat and something to drink and visit awhile at their sidewalk café.

Commissioner Olguin asked what percentage of the Town now has solar? Director Filardo responded we are almost at ten percent which is our next threshold goal.

**6. NEW BUSINESS:**

**Staff Report:**

**Background:**

In 2013 the Clarkdale Town Council adopted the Sustainable Community and Economic Development Plan. One of the focus areas identified in the plan is business retention, expansion and attraction. The first short-term strategy within this focus area is to create area-specific plans and infrastructure development plans for the following areas:

- SR 89A Corridor
- Broadway Corridor
- Bitter Creek Industrial Area
- Arts & Entertainment District

Each of these areas is identified as having the potential to contribute to the economic prosperity of the town. In addition, each of these areas has adjacent residential property that could benefit and would be impacted by increased commercial development.

The Planning Commission began working on this project in August 2014 and decided to begin with the SR 89A Corridor Focus Area. Because of the length and diversity of this highway corridor, the Planning Commission determined to break SR 89A into smaller segments and begin with planning for the Clarkdale Parkway to Centerville Roundabout portion of the highway. Zoning in this area is commercial with existing industrial zoning for the Mold in Graphics property.

In January 2015 the Planning Commission began meeting with property owners and stakeholders for this sub-area. During a series of three meetings the following topics were discussed:

- Development of property in this area will be challenging due to minimal depth of some properties and limited access off the state highway.
- Area could support the development of smaller commercial ventures, such as professional and medical offices and boutique shops. Apartment complexes would also be appropriate for some of the locations.
- Construction of the new firehouse will provide an anchor for the area.
- Cement Plant Road needs to be widened and improved to accommodate vehicular and pedestrian traffic.
- Accommodation of truck traffic from the cement plant needs to be addressed in planning for development.
- Development of park and ride locations and extensive pedestrian connections are important.

- Deception Wash, which transects a large portion of this area from east to west, presents challenges for construction and opportunity for preservation of open space and possible pedestrian connections.
- The possibility exists to create a public/private partnership to design and build commercial grade arterials from Broadway through Luke Lane and then along Cement Plant Road to the SR 89A roundabout.

**Community Meeting:**

As a result of the discussions noted above, a draft plan was developed. It was agreed this plan should be presented to the public for input and feedback.

A press release inviting the public to attend was submitted, and the meeting has been posted on the Town website and Facebook page.

Stakeholders and property owners were invited to attend, as well as the Design Review Board. Representatives from ADOT and the City of Cottonwood were also invited to attend.

The goal of this meeting is to gather input about the draft focus area plan and hear from the community what type of development they would like to see in this area.

Staff will incorporate all comments into the draft plan for presentation to Town Council at a later date.

**Recommendation:** Staff has provided an agenda to be followed for this meeting.

Senior Planner gave a brief PowerPoint presentation:



Commission Discussion:

Commissioner Olguin state the process has been valuable so far to identify such as things as infrastructure needs. He stressed it is critical at this point to hear from the community what they see as the future of this areas.

Vice Chair de Blanc suggested using electronic means to disseminate information about the project. An article in the Small Talk might also be helpful. She stressed the importance of walkability and the need for extension of the sidewalk system.

Commissioner Backus also stated it was good to get community feedback. The greatest benefit from this project so far was to get all of the property owners talking together. Walkability to Clarkdale Jerome School is critical for this area, especially as Mountain Gate builds out.

Commissioner Erickson stated the land is there. We need to connect potential developers with the land owners.

**Public Comment:**

Ms. Baylski stated she was new to the area and enjoys the small town feel. She doesn't mind driving to Cottonwood to shop. She would be concerned about multi-story apartments impacting the view. She suggested distributing flyers at Nate's and Olsen's to let people know about future meetings.

Mr. Terbell stated he would like to see accommodating Phoenix Cement trucks be a priority for this planning process. They are a large employer in the area and have plans to grow.

**7. FUTURE AGENDA ITEMS:**

- a. Vice Chair de Blanc will be absent for the October meeting. Elections will be held in November.

**8. ADJOURNMENT:** Vice Chairperson de Blanc entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 5:00 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

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Ida de Blanc  
Vice -Chairperson

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Beth Escobar  
Senior Planner

**MINUTES OF A SPECIAL MEETING/SITE VISIT OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, DECEMBER 1, 2015, 555 MILLER ROAD, CLARKDALE, AZ.**

A SPECIAL Meeting/Site Visit of the Planning Commission of the Town of Clarkdale was held on Tuesday, December 1, 2015, at 2:00 p.m., 555 Miller Road, Clarkdale, AZ.

**Planning Commission:**

Vice Chairperson	Ida-Meri de Blanc	Present
Commissioners	Jorge Olguin	Present
	Craig Backus	Present
	Deborah Hunseder	Present
	John Erickson	Excused

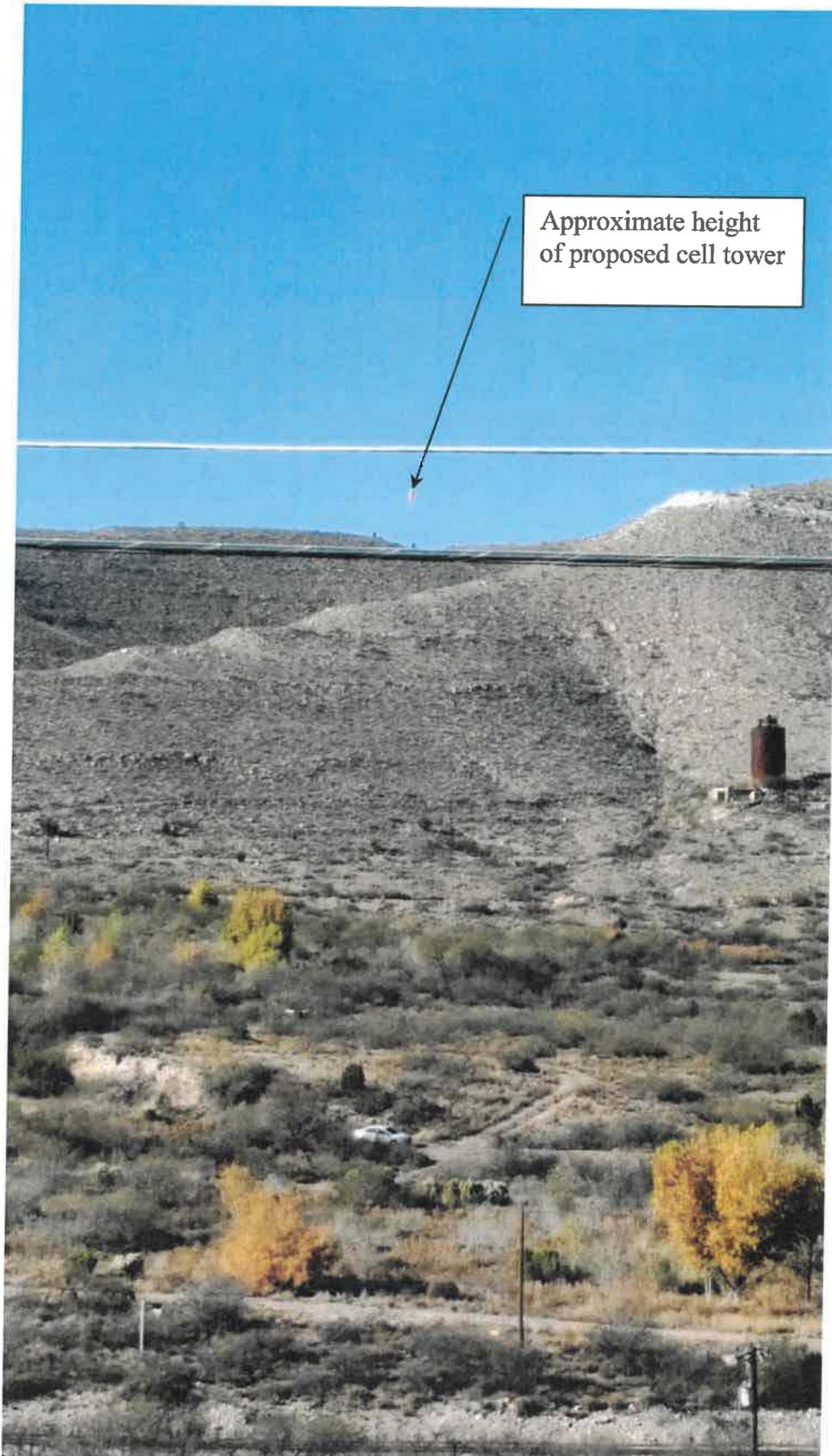
**Staff:**

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

**Others in Attendance:** Reg Destree, applicant representative

1. **AGENDA ITEM: CALL TO ORDER:** Vice Chair de Blanc called the meeting to order at the Town Hall parking lot at 2:01 p.m.
2. **AGENDA ITEM: ROLL CALL:** Senior Planner Escobar called the roll.
3. **AGENDA ITEM: SITE VISIT:**
  - a. Discussion regarding a site inspection of 555 Miller Road, Clarkdale, AZ, a proposed location for a Conditional Use Permit request for a Wireless Communication Facility. The subject property is zoned I (Industrial). The property is further identified as Assessor's Parcel Number 400-06-003A.

The Planning Commission first stopped at the lookout area west of 900 First North. The applicant had launched a drone with a red flag attached to simulate the height of the proposed cell tower.



The Commission then proceeded to the proposed location of the wireless communication facility. The drone was relaunched to demonstrate the approximate height of the cell tower.

The following points were discussed by the Commission at the sight:

- Access to the site.
- Location of Bent River Machines and Clarkdale Minerals buildings was identified
- Location of nearest residence at 351 Luke Lane
- Distance to nearest homes along First North Street
- Distance to Verde Canyon Railroad
- Color of cell tower – rusted metal was suggested as the preferred choice.

**No action was taken at the site visit.**

**4. AGENDA ITEM: ADJOURNMENT:** The Vice Chair entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Backus seconded the motion. The motion passed unanimously. The meeting adjourned at 2:29 p.m.

**APPROVED BY:**

\_\_\_\_\_  
Ida de Blanc  
Vice Chairperson

**SUBMITTED BY:**

\_\_\_\_\_  
Beth Escobar  
Senior Planner



# Director's Report

**Agenda Item:** Department Update  
Community Development Department

**Staff Contact:** Jodie Filardo

**Meeting Date:** December 15, 2015

## 1. November 2015 Statistics.



## 2. Recent Permits Issued - 17 total

Fence permits at four locations as follows:

- 1371 Tavasci Road
- 2210 Caleb Court
- 1900 Minerich Road
- 115 Verde Street

Re-roof at 1409 Second South Street

New single family home at 2001 Crossroads Blvd.

Gas line at 500 Fiesta Street

Fence at 1307 Main Street

7.6 KW Photovoltaic solar electric at 541 Sky Drive

Electrical service upgrade at 541 Sky Drive

In-ground pool at 500 Todd Circle



# Director's Report

Wood stove at 1570 Cholla Lane  
Deck remodel / replacement at 145 Zuni Drive  
Re-roof at 1120 Sunrise Drive  
Demolition at 570 Fiesta Street  
Accessory structure at 1770 Rhinos Place  
New single family residence at 120 Skyhawk Lane (Crossroads at Mingus)  
Patio enclosure at 390 River Drive  
Re-roof at 530 Everett Lane



Figure 1 - Veterans Day in Clarkdale

3. **Lot line adjustment.** Staff worked with two property owners, John Stevenson and Bob Shultz on their lot line adjustment for properties along Old Jerome Highway. The legal descriptions presented didn't match the surveys. After about an hour of checking each of their papers, staff contacted the surveyor directly who came in for clarification on what exactly was needed. Following a second review, more corrections were needed. The updated legal descriptions and surveys were delivered by the end of this week - they were required to accompany the lot line adjustment application. Once received, the application was processed.
4. **Sedona Verde Valley and National Geographic Geotourism Project.** The Verde Valley was selected by National Geographic to become the 23<sup>rd</sup> region in the world featured by the organization which specializes in authentic and treasured experiences. As a result, a group of businesses and local leaders have created entries on this new site to highlight great experiences in Clarkdale. All the Clarkdale entries were reviewed and edited, so we had solid representation on the site at the launch on November 12<sup>th</sup> at Blazin' M Ranch. Thanks to the efforts of staff and the businesses, the key experiences in Clarkdale are well represented. On November 12<sup>th</sup>, the launch party for the new National Geographic geotourism site featuring the Sedona Verde Valley region occurred at the Blazin' M Ranch with a 'Toast to Tourism'. With over 175 folks from throughout the Verde Valley, the event celebrated the creation of the new site with presentations, music, food, and of course, the toast. Enthusiasm ran high as everyone believes this raises the tourism marketing for the entire region to a new high. Check out the site at [sedonaverdevalley.natgeotourism.com](http://sedonaverdevalley.natgeotourism.com) to learn about authentic experiences throughout the Verde Valley.
5. **Ongoing complaint about Patio Park.** A meeting with staff was held to discuss property maintenance code issues in Patio Park following receipt of a couple complaints regarding weeds and trash in the area. To address the global complaints received and in preparation for the United Verde Soil Program, staff is investigating the possibility of locating one dumpster on each of Fiesta and Siesta Streets and leaving them in place over two weekends. As this moves forward, flyers will be distributed within the neighborhood only to let people know about the community clean-up program. Director Debrosky is working on whether or not the dumpsters are affordable and is checking with Patriot Disposal to investigate the possibility of undertaking this clean-up.

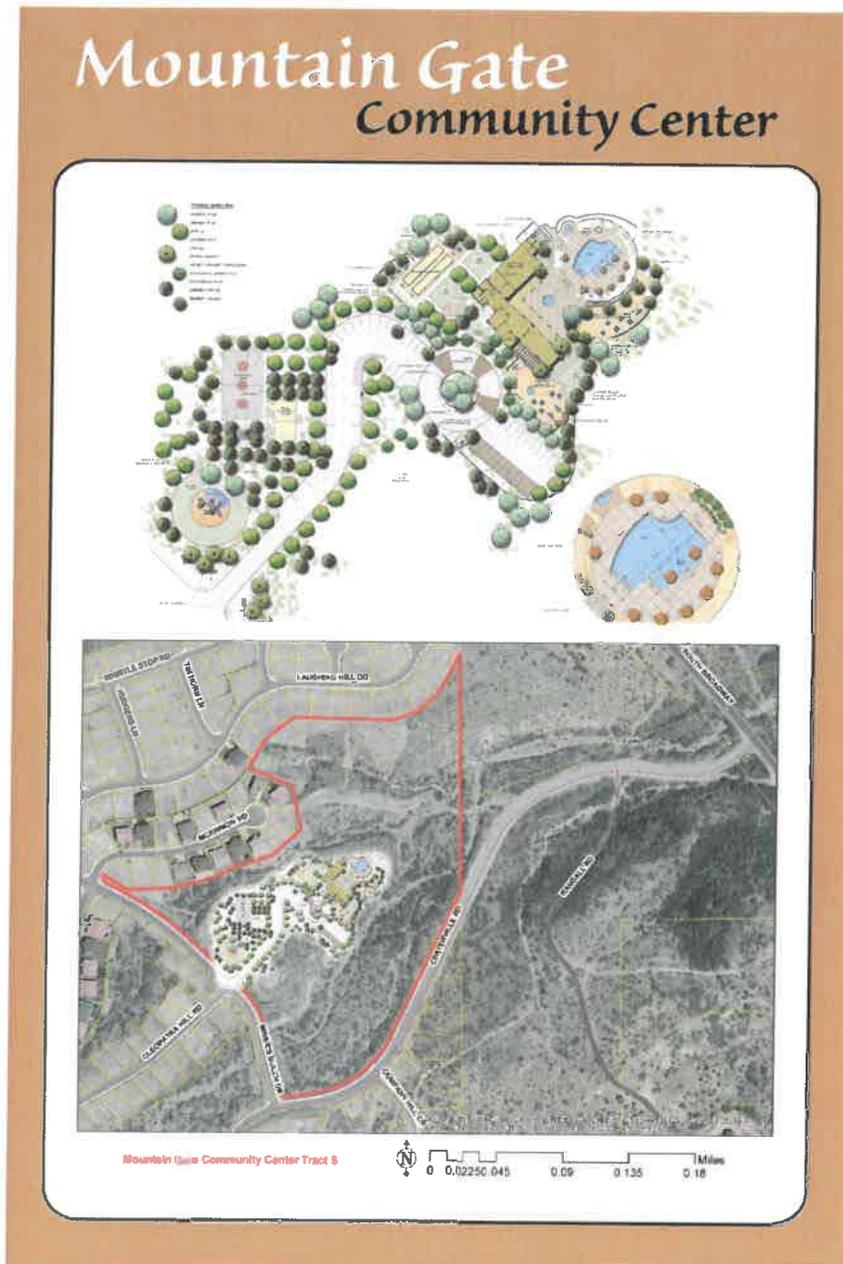


# Director's Report

6. **Another Locally Clarkdale YouTube completed.** As a benefit of the \$30 annual business registration fee paid by businesses operating in Clarkdale, GIS/Planner II, Guss Espolt creates videos about two minutes in length complete with original sound production and posts them on the site. He recently finished the Verde Canyon Railroad YouTube. Please enjoy it via the link: <https://youtu.be/aFIyf7QwERA>.

7. **Design, site plan, and sign review for Mountain Gate Community Center.** The Clarkdale

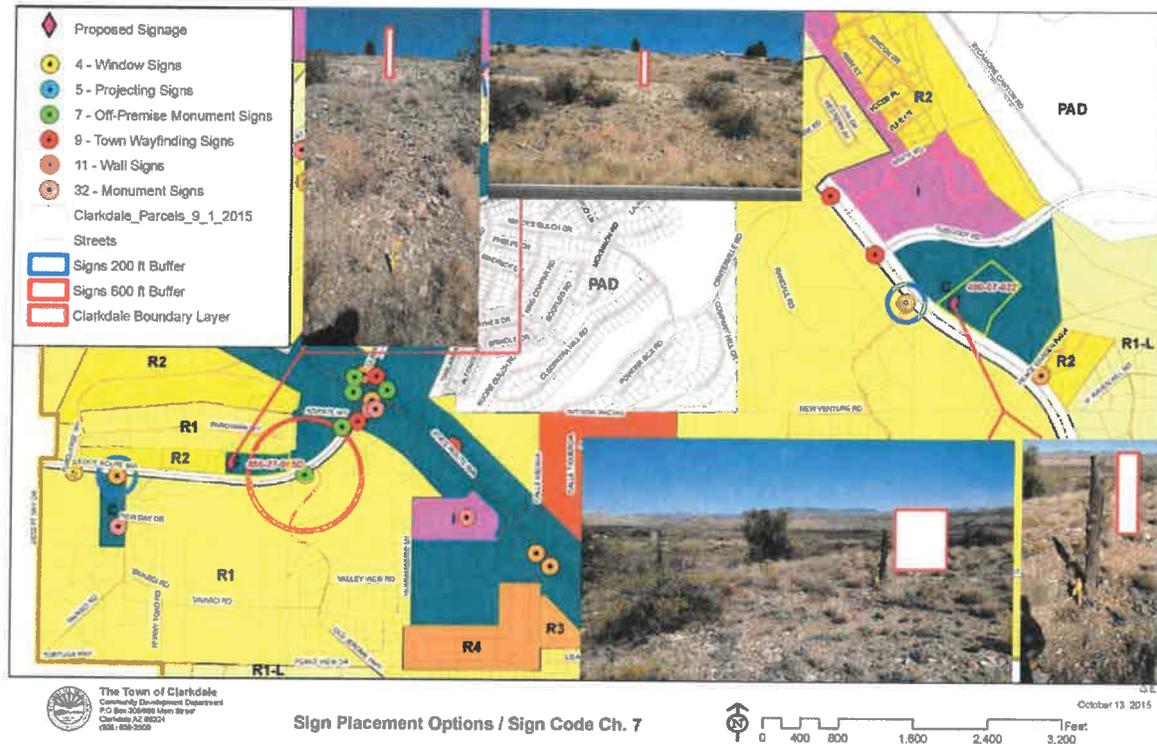
Design Review Board held their monthly meeting in the Men's Lounge, Clark Memorial Clubhouse in the Town Hall Complex, on Wednesday, December 2, 2015 at 6:30 p.m. for the review of a proposed 8,515 square-foot, 26 ft.-high Spanish mission style Mountain Gate Community Center and associated site improvements, a 5.1 acre development on Tract S of the Mountain Gate final plat. The property is zoned (PAD) Planned Area Development and is further identified as Assessor's Parcel Number 400-06-678. Applicant was BC Land Group. Included in the site are a pool, spa, basketball court, bocce court, sand volleyball court, tot lot, and parking. The application was approved unanimously.





# Director's Report

8. **Design Review Board approved new Oovah Smoke Shop signs.** For the sign to be located on SR 89A, the applicant must receive an ADOT permit prior to installation. There will be one sign on Broadway in addition to the sign on SR 89A.



9. **107<sup>th</sup> Arizona Town Hall – Keeping Arizona's Water Glass Half Full.** In November, Mayor Von Gausig and Jodie Filardo joined 150 folks from around the state to represent Clarkdale at the state-wide, four-day Arizona Town Hall held in Mesa this week. Topics considered included exploration of the current state of water in Arizona; augmentation, innovation, technology, land use and the economy; conservation and financing; and setting priorities and taking action. As is typical of town halls, a resulting report on the topic is in editing now for release in the near future.
10. **Focus Area Plan Open House.** An open house was held on Friday, November 13 regarding the Clarkdale Parkway to Centerville Roundabout Draft Focus Area Plan. Eighteen people attended this meeting. Great input was provided:

**Preferred businesses:**

- Less of a focus on alcohol
- Entertainment, like a movie theater.
- Small, 'boutique' stores, like a Bookmans, small grocery, bakery
- Art galleries
- Day care centers (adult, child, and pets)
- A recreational center with a pool
- Pharmacy



# Director's Report

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Medical services

**Concepts discussed:**

Keep things small, try to mimic the feel of 'Main Street' where commercial development provides services for residents.

Have some reason for visitors to come to Clarkdale, such as the movie theater and rec center, so while they are here they can patronize local businesses.

This meeting was an excellent opportunity to share the complexities of land entitlement with the public. Staff presented an overview of property rights in Arizona and the role of the Town Council, Planning Commission and Design Review Board in approving and guiding development. Attendees engaged in a discussion with staff about how existing zoning defines the type of uses but does not allow the Town to favor one business over another.

11. **Southwest Wine Center at Yavapai College opens tasting room.** On Friday, November 20<sup>th</sup> at noon, the Tasting Room at the Southwest Wine Center opens for sampling of wine produced in Clarkdale. This becomes the third tasting room in our town and the first run entirely by students. Be sure to stop in for a visit.
12. **Northern Arizona Council of Governments meeting.** On Thursday, December 3rd, Jodie chaired the Economic Development Committee meeting in Flagstaff. Not only were some funding ideas presented by the USDA which may prove useful for use on the industrial parcel at Bitter Creek, but also Gary Rideout, Vetraplex presented an update on the status of his four-year-old company and gave kudos to the Town for their support in his initial startup period. His company now has four franchises across Arizona and just moved into a new facility on Sixth Street in Cottonwood.

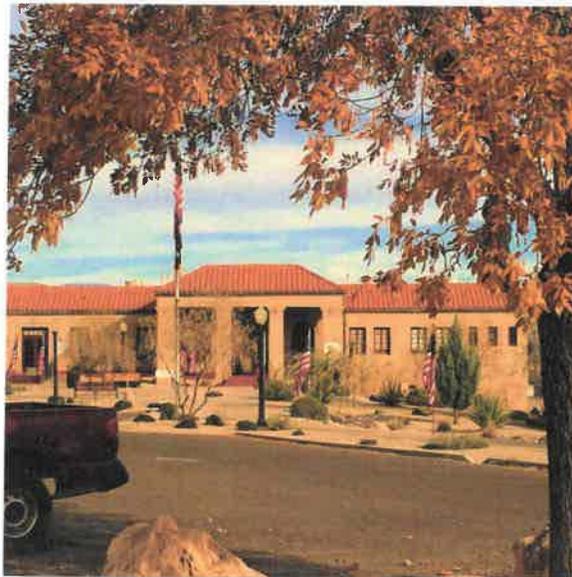


Figure 2 - Pearl Harbor Day



# Staff Report

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**Agenda Item: 8.a**     **PUBLIC HEARING:** A Conditional Use Permit Application for a storage facility inside a portion of the existing Highlander Laundromat at 10 N. Ninth Street, Clarkdale, AZ. Assessor's Parcel Number: 400-03-165. This approximately 0.09-acre parcel is located in the Central Business Zoning District. The applicant is Group 2.

**Staff Contact:**         Beth Escobar

**Meeting Date:**         December 15, 2015

**Presented to:**         Planning Commission

**Background:**

Group 2 is the owner of the Highlander Laundromat located at 10 N. Ninth Street. This approximately 2,900 square-foot building was constructed in 1918. The building shares a common wall with a line of storage units to the south and an office building to the west. The laundromat has been in operation since the 1970's. The middle section of this building is approximately 1,000 square feet and separated by a wall from the laundromat. This section was previously rented as an apartment. In 1985 this section was incorporated into the laundromat.

According to the property owner, business at the laundromat has decreased steadily since 2008.

The applicant is requesting a conditional use permit to allow this section of the building to be used as a storage rental facility. All storage will be fully enclosed within the existing building.

**Zoning and Vicinity**

The subject property is zoned CB – Central Business District. Per Section 3-9.C5 of the Zoning Code, storage facilities are a conditional use. Properties to the north of the subject property are also zoned Central Business. Properties to the south across First South Street are zoned R1-A – Single Family Residential.

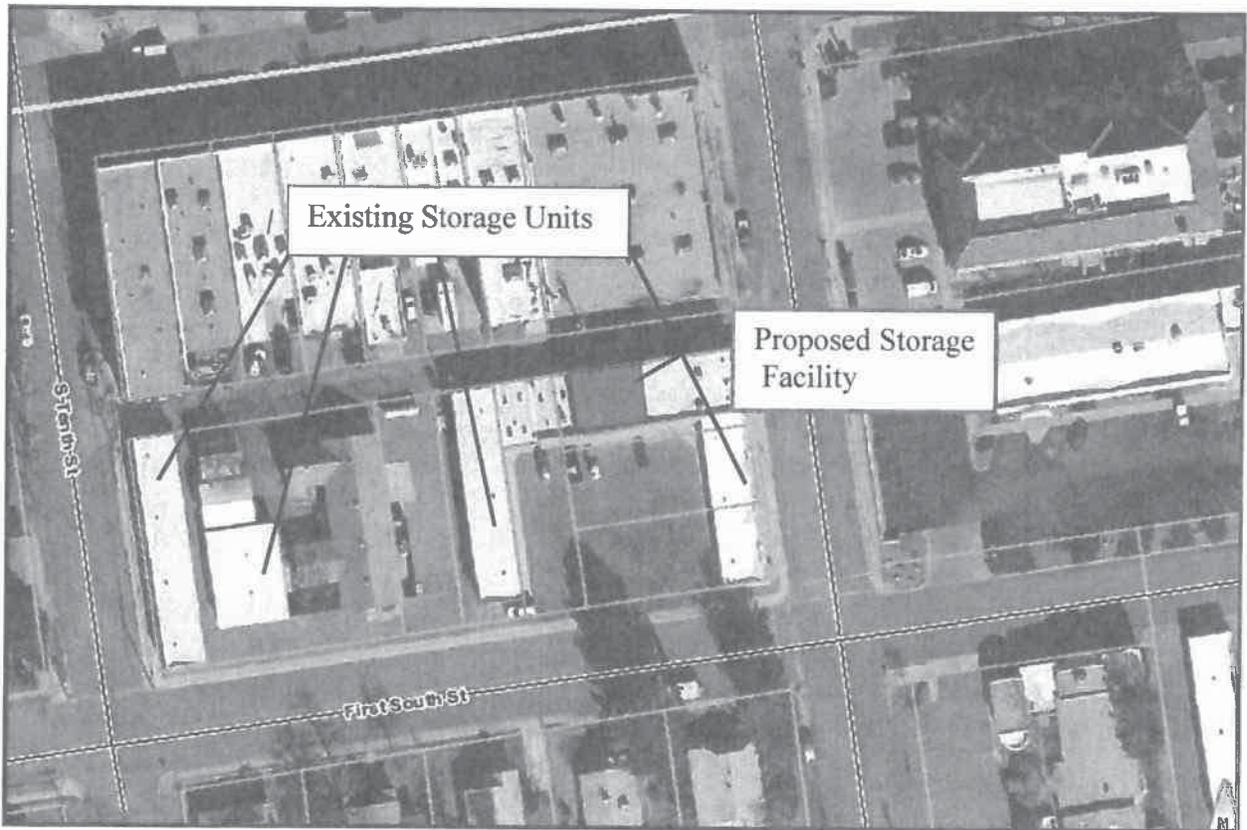
The entrance to the section of the building proposed to be rented as storage is from the parking lot accessed off of First South Street. There are existing storage facilities along Tenth and Ninth Street. The applicant owns these existing storage units. These units were in existence prior to adoption of Section 3-9-B of the Town Zoning Code requiring a conditional use permit for self-storage units.

In 2012, the Clarkdale Town Council, upon a recommendation from the Planning Commission, approved a conditional use permit for the property at 910 First South Street to be used as a rental storage facility. This property is also owned by the applicant. This use has not caused any issues



# Staff Report

or generated complaints. The front part of this building is currently being used as the office for SpinWidgets, a graphic design company.



## **Agency Review**

The application was sent to the Public Works/Utilities Department, Police Department, the Building Official and Clarkdale Fire District for review.

No objections were filed regarding this application.

## **Public participation**

Public Notices were sent to 34 property owners and the property was posted on November 30, 2015. A public notice was published in the Verde Independent on November 29, 2015.

As of the date of this report, no public comment has been submitted regarding this application.



# Staff Report

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## **Conditional Use Permit**

Per Section 2, Definitions, in the Town of Clarkdale Zoning Code, a Conditional Use is a use permitted in a particular zoning district, after a public hearing and upon showing that such use, in a specified location, will be compatible with surrounding uses provided all required conditions of approval are met.

## **Analysis**

### **Town Regulations**

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** – The proposed use is allowed in the Central Business District with a conditional use permit. There are several locations in the same central area where this specific use has been in place for several years without any concerns or issues being documented.

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 existing development on this parcel conforms to the regulations of the Central Business District. No exterior changes are proposed. Staff would note that the entrance to the proposed storage unit is a glass door. Staff is recommending the applicant be required to screen this door with a curtain or blind to block visibility into the proposed storage unit to maintain the neat appearance of the complex.

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 Report

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**Staff Analysis** – The proposed use should have minimal impact on the surrounding neighbors. Adequate parking is available in the existing parking lot.

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** – A nominal increase in traffic to the site is anticipated. Staff is recommending a condition requiring all loading/unloading into the storage unit be conducted in the existing parking lot and not along First South Street.

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

**Staff Analysis** – The site is already in existence.

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** – Staff is recommending a condition of approval prohibiting storage of hazardous materials in this unit. A similar condition was applied to the property at 910 First Street. The applicant enforces this restriction through the rental contract.

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

## **Recommendation:**

Staff has determined the Conditional Use Permit application to be complete and in compliance with the requirements of Section 5-6 of the Town of Clarkdale Zoning Code.

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

1. Applicant shall screen the glass entrance door with a blind or curtain.
2. Vehicles loading or unloading storage items must be parked in the parking lot and not on the public street.
3. Applicant shall prohibit storage of hazardous materials in the building.

## Attachments:

1. Letter of Intent
2. Floor Plan
3. Pictures of the interior

G  
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The W.C. Snyder Limited Partnership, dba Group 2 requests that you grant us the right, by the issuance of a conditional use permit, to use the back portion of our building at 10 North 9th St. ( Lot 11, Blk 44 ) for storage of goods and materials. From 1978 thru 1984 this portion of the building was an apartment. In 1985 this section was renovated into an addition to our existing laundromat. Thanks to HB 1070 and an economic recession we discontinued using this in 2008. From then until today this section of our building has been non-productive.

As our obligation for taxes and maintenance continues we would like to have the option to use this section of our building for storage if the opportunity should arise. This section has an outside entrance off the parking lot. We will store nothing outside of the building.

We appreciate your consideration of this request and will be available to answer any questions that may arise.

Thank you



Bill Snyder

9<sup>TH</sup> ST.

10 N. 9<sup>TH</sup> ST.

400-03-165  
LOT 11 BLK 44

LAUNDROMAT  
48'x33'

MINI STORAGE

RILEY

1<sup>ST</sup> SOUTH ST.

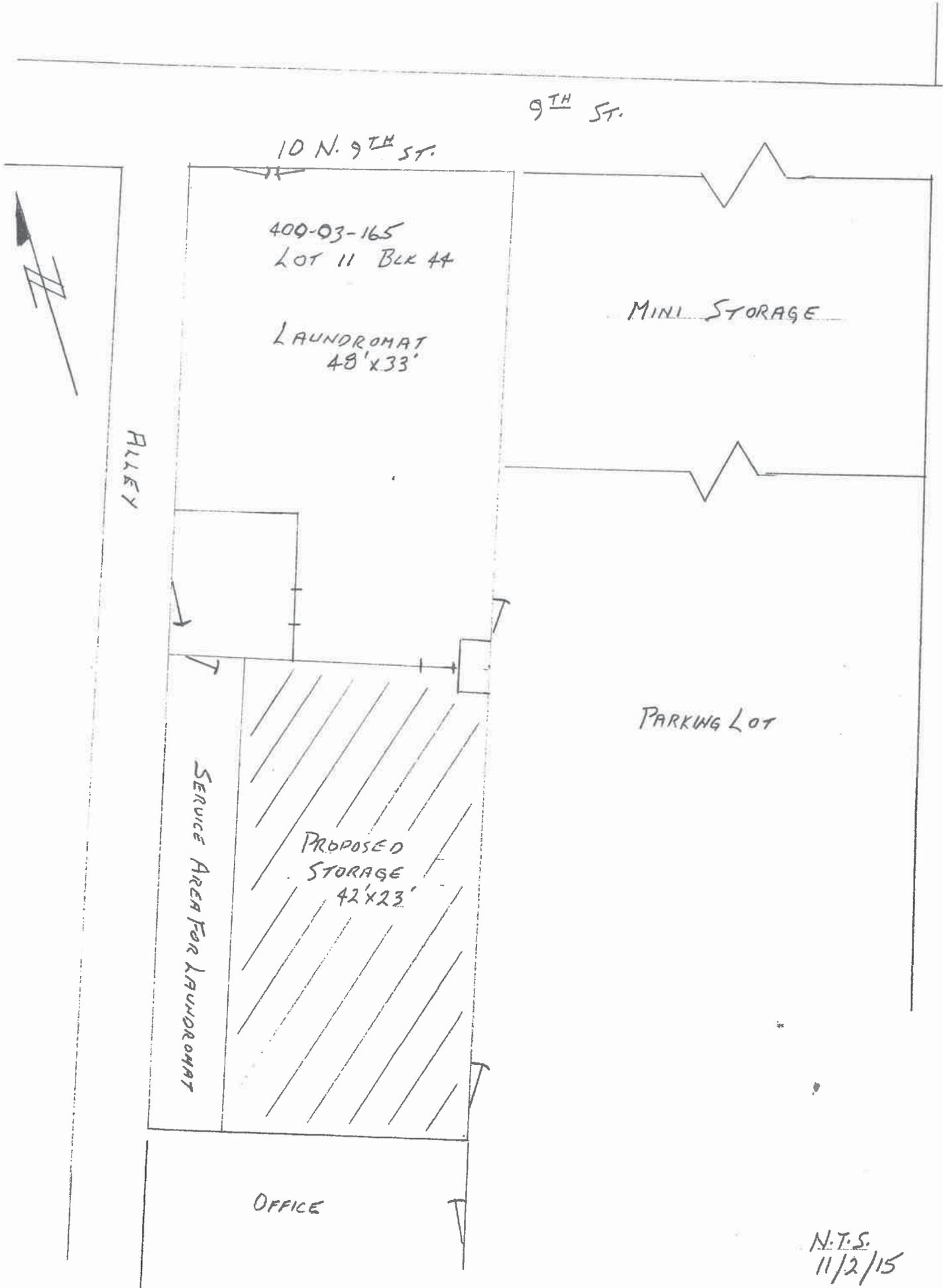
PARKING LOT

SERVICE AREA FOR LAUNDROMAT

PROPOSED  
STORAGE  
42'x23'

OFFICE

N.T.S.  
11/2/15







# Staff Report

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**Agenda Item: 8.c**     **PUBLIC HEARING:** A Conditional Use Permit Application for a 199-foot monopole wireless communications tower and supporting equipment proposed to be located on a 50-foot by 50-foot area of an approximately 13.18-acre parcel at 555 Miller Road in Clarkdale, Assessor's Parcel Number 400-06-003A. The subject property is zoned I (Industrial). The applicant is SBA Towers VI, LLC.

**Staff Contact:**             Beth Escobar

**Meeting Date:**             December 15, 2015

**Presented to:**             Planning Commission

**Background:**

SBA Towers VI, LLC, a communication site development services company, has submitted a conditional use permit for a wireless facility, including a 195-foot monopole with a 4-foot lightning pole on top, proposed to be located on Town-owned property at 555 Miller Road. SBA Towers is acting on behalf of Verizon Wireless.

The subject property is approximately 13.18 acres and is part of the property the Town purchased from Clarkdale Minerals, LLC in January 2015.

The applicant is proposing to lease the property from the Town. This lease will be negotiated only following approval of the conditional use permit.

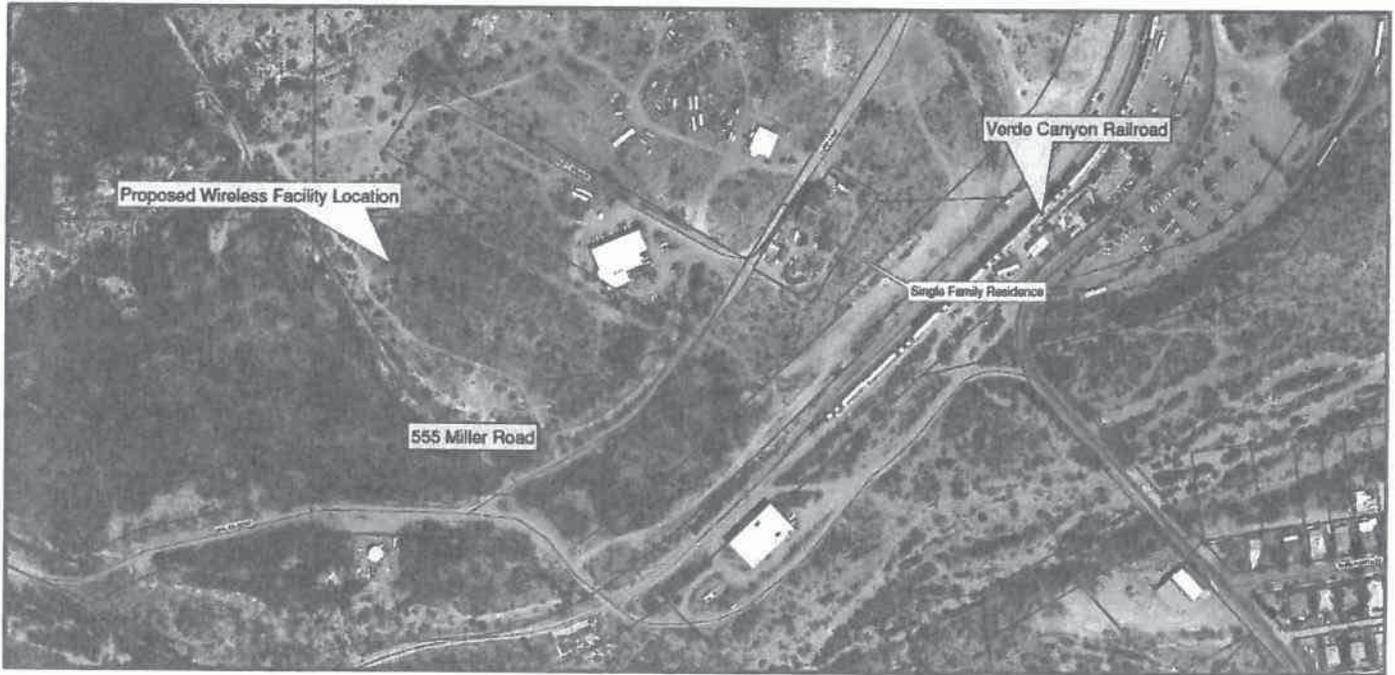
There is an existing access/utility easement from Miller Road running south to north across the subject property.

Access to the property is from Miller Road (a private road) to Rio Torcido (a private road) then to an existing service road spur to the east. An improved access into the subject property will be required if the application is approved. This will be negotiated through the required lease.

During the public hearing for the previously approved wireless facility at 1450 SR 89A, the applicant had stated a second higher tower would be needed in the industrial area to provide coverage to areas of town not serviced by the 65-foot tower along the highway.



# Staff Report



## **Conditional Use Permit Request**

The applicant is proposing a 195-foot high monopole with a four-foot lightning pole attached to the top for a total height of 199 feet. The pole will be approximately 6 feet in diameter at the base and taper slightly to the top. A microwave dish with a diameter of eight feet is proposed to be placed near the top of the tower (at the 190 foot mark) and a 12-foot triangular antenna array is proposed to be placed at the 150 feet height of the tower. The tower will be placed on a 50-foot by 50-foot portion of the subject property. This will be enclosed with a chain link fence varying in height from seven to eight feet and topped with 12 inches of barbed wire.

The wireless facility compound is being designed for use by Verizon Wireless and possible future co-locators. The compound will include a concrete pad, a diesel generator, equipment cabinets, and a possible future propane tank.

Electrical power will be provided from an existing power pole. A new meter will be placed on the compound.

As a result of the Planning Commission's site visit, the applicant is proposing to encase the cell tower in a type of metal that will rust naturally.



# Staff Report

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## **Zoning and Vicinity**

The subject property is zoned I (Industrial). Per Town Ordinance #352, effective August 2013, Wireless Communication Facilities are a conditional use in the Industrial District. The maximum allowable height for a cell tower in this district is 200 feet.

Surrounding land uses include Bent River Machine (951 Rio Torcido) and a new powder coating business at 450 Luke Lane on the Cannon Salvage property.

Acreage to the west of the subject property has been used by the Town for effluent dispersal for the past several years.

The subject property is in close proximity to the Clarkdale Historic District which was added to the National Register of Historic Places in 1998. The District includes the original smelter location.

There is a single-family residential home located approximately 1000 feet to the east of the subject property. This was formerly the residence for the smelter superintendent. It is located on property zoned Industrial.

## **Future Development**

The subject property is part of acreage in the Industrial District owned by the Town. It is also in the Bitter Creek Industrial Area. Master planning for this focus area is scheduled to begin in fall of 2016.

## **NEPA Review**

The National Environmental Protection Act requires an environmental assessment of wireless communication facilities. An agent for the applicant, Trileaf Environmental & Property Consultants, conducted a Phase I Environmental Site Assessment Report. This report is intended to identify potential environmental concerns on the property. Per the conclusion of this assessment, no evidence of recognized environmental conditions in connection with the subject property was revealed.

This Phase I report did recognize the voluntary soil remediation program being undertaken in the area by Freeport-McMoRan, Inc. The subject property is not within the initial testing area. The Phase I report recommends subsurface soil testing be completed prior to removal of any soil on the subject property.

## **Impact on Historic Properties**

Section 106 of the National Historic Preservation Act (1966) requires review of all projects seeking federal approval to analyze the potential for impact to historic properties. Trileaf also is



# Staff Report

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conducting this segment of the National Environmental Protection Act assessment required by the FCC.

The Clarkdale Historical Society and Museum submitted a letter to Trileaf as did the Town in relation to potential impact to historical artifacts on or in proximity to the subject property. These comments are forwarded to the State Historic Preservation Office for review and direction.

## **Internal Agency Review**

The application was sent to the Public Works/Utilities Department, Police Department, the Building Official and Clarkdale Fire District for review.

No objections were filed regarding this application.

## **External Agency Review**

The applicant submitted a form to the Federal Aviation Authority (FAA) regarding the proposal. Per the FAA, the cell tower will need to be registered through their Antenna Structure Registration (ASR) system when completed. No lighting of the tower will be required. The Cottonwood Airport Authority was also asked to review this application and submitted comments in agreement with the FAA determination.

## **Visual Impact**

The applicant has provided a visual simulation of the cell tower. For reference, the elevation of the subject property is 3,520. The elevation at the top of C-Mountain which is in the background of the proposed location is 4,080 feet.

## **Site Visit**

A drone was deployed for the site visit showing the height and width of the proposed cell tower. The Planning Commission was able to observe this visual representation from the lookout area next to the Museum.

## **Public participation**

Public Notices were sent to 31 property owners and the property was posted on November 30, 2015. A public notice was published in the Verde Independent on November 29, 2015.

Included with the public hearing notice was information regarding the neighborhood meeting hosted by the applicant on Tuesday, December 1, 2015.

The neighborhood meeting was also posted on the Town's Facebook page on November 25<sup>th</sup>.



# Staff Report

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Two members of the public attended the neighborhood meeting and reviewed the displayed material. The drone was flown again at this time and was visible to the attendees from the parking lot.

The applicant published a legal notice in the Verde Independent regarding the proposed facility on November 15, 2015. One member of the public responded in writing to this notice. These comments are included at the end of this report. (Staff note: The email address included in the legal notice is correct and staff has been successful sending emails to this address.)

At the time of this report, no other public comments have been submitted to the Community Development Department.

## Analysis

### Town Regulations

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** – The proposed use is allowed in the Industrial District with a conditional use permit. During the process to adopt a Wireless Ordinance the industrial area of Town was identified as an appropriate location for wireless facilities since it would have minimal impact on residences.

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 site is adequate to accommodate the proposed use. The proposed 199-foot height is within the maximum allowed of 200-feet for a cell tower in the Industrial District.

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



# Staff Report

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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** – The proposed use should have minimal impact on the surrounding neighbors.

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.

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** – A nominal increase in traffic to the site is anticipated. During agency review of the application it was noted the access needs to be designed to fire safety standards. In addition, the access should be shifted to the east so as not to impede any future development on the property. Details regarding the final access design will be addressed through the Town lease if this application is approved.

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

**Staff Analysis** – The subject property is vegetated with typical desert scrub plants. Some existing vegetation will be removed for placement of the concrete pad.

The applicant is proposing to install a chain-link fence with barbed wire for security around the leased area. Installation of the compound associated with the facility will not have a large visual impact on adjacent properties. Since no water service is planned to be installed as part of this proposal, staff is suggesting the landscaping requirements of Section 9-9 of the Town Zoning Code be waived for this facility at this time. However, since the Town's long term plan is for development of this area into an economically vital region, staff is suggesting the applicant provide funds to purchase any future landscaping determined to be necessary for screening of the compound from future development.

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 unsafely 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



# Staff Report

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Industries Alliance/ Telecommunication Industries Association standards. The building permit will be forward to the appropriate review agencies for approval.

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

**Recommendation:**

Staff has determined the Conditional Use Permit application to be complete and in compliance with the requirements of Section 5-6 of the Town of Clarkdale Zoning Code.

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

1. The applicant shall secure a lease with the Town of Clarkdale within 90 days of final approval of the conditional use permit.
2. Applicant shall provide an improved access into the property that meets the requirements of Article 7-7 of the Clarkdale Town Code.
3. Applicant shall assist the Town in acquiring a legal, recorded access along Miller Road into the property.
4. A building permit shall be issued prior to construction of the facility.
5. The site shall meet all of the requirements of the Arizona State Fire Marshal for storage of flammable materials.
6. Applicant shall submit a traffic control plan as part of the building permit submittal to address control of traffic during construction of the site. The plan shall specifically address closing of the one-lane Bitter Creek Bridge during delivery of the cell tower. All construction traffic shall be coordinated to not interfere with the peak traffic times of the Verde Canyon Railroad.
7. All site traffic, including all construction traffic, shall comply with the weight and load limits of Bitter Creek Bridge.
8. Prior to the issuance of a certificate of occupancy for the wireless facility, applicant shall submit funds for future landscaping to screen the facility. Fund amount shall be based on an estimate of landscaping providing adequate screening of the facility from future development.



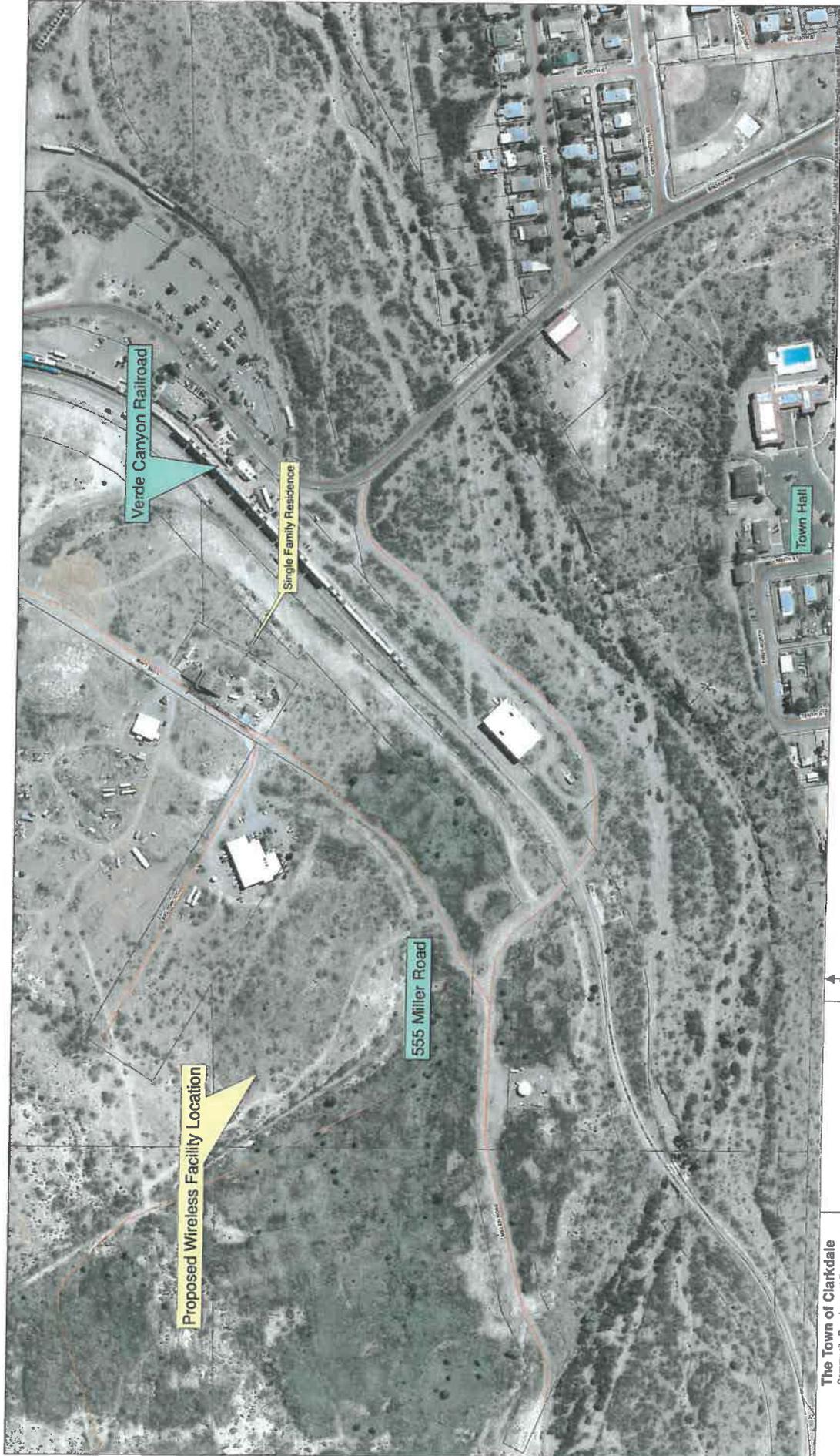
# Staff Report

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9. All electric lines shall be installed underground, per Article 7-15 of the Clarkdale Town Code.
10. No lighting, other than the motion sensor emergency lighting, shall be installed.
11. 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.
12. 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.
13. Any equipment approved to be collocated on the site shall match the material and look of the approved facility.
14. Any installation of additional co-locations on this tower shall be approved via a conditional use permit prior to installation.

Attachments:

1. Aerial Map
2. Project Narrative
3. Site Plan packet
4. 10-mile map
5. Public Comments



**The Town of Clarkdale**  
Community Development Department  
P.O. Box 308/660 Main Street,  
Clarkdale, AZ 86324  
(928) 638-2550

**Proposed Wireless Facility**  
**555 Miller Road**

November 2015

This map has been provided for informational purposes only and is not necessarily engineering accuracy. Every effort has been made to ensure this map is as accurate as possible. The Town of Clarkdale shall assume no liability for the information contained on this map.

# PROJECT NARRATIVE

FOR

SBA AZ17727-B Clarkdale—(Verizon Wireless AZ2 Clarkdale Alt 4)

## 195' Multi-Carrier Monopole

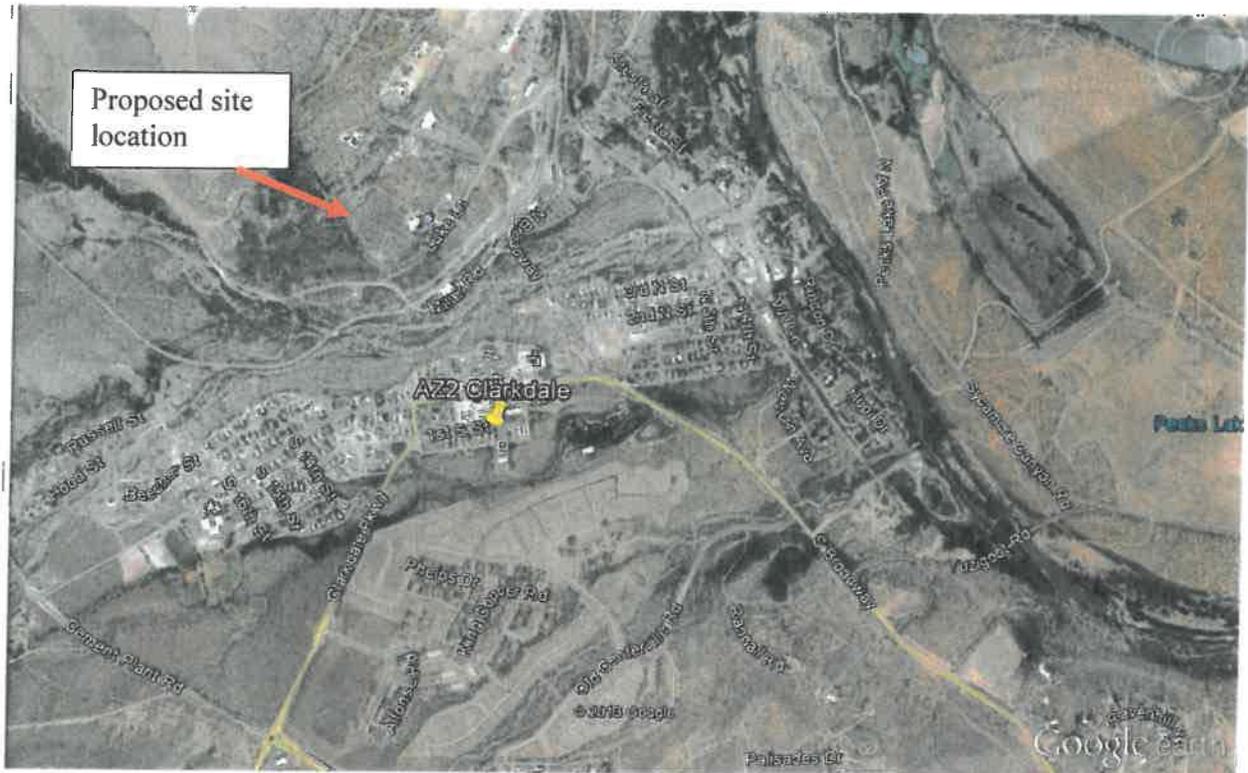
565 Miller Road

Clarkdale, AZ 86324

APN: 400-06-003A

Jurisdiction: Clarkdale

Zoning: Industrial (Wireless Zone A)



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)

October 29<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 north of downtown Clarkdale. This general area was selected by Verizon Wireless upon approval of the Capital Telecom pole on the other side of town. These two sites are designed to work together to improve in-building coverage and greatly improve capacity. 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 in Zone A that not only meets the letter and intent of the ordinance but is in a spot that was specifically targeted as a good location during the development of the ordinance.

## **Site Description**

The subject parcel is a large property owned by the Town and this portion of the property is used primarily to spread treated effluent. This subject parcel is zoned IND and surrounded IND in all direction. Bent River Machine is on the property to the east, there is undeveloped industrial property north and west and RR tracks with an industrial/commercial building to the south. This is basically the middle of the industrial park and the nearest homes are over 1,500' away.

The proposed location of the site is in the north portion of the subject property to keep it as out of the way as possible. This location should greatly minimize any possible impact the site would have on future Town redevelopment of this large parcel. This location also allows it to be as far as possible from the Historic Downtown as possible. 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**

Prior to the Town developing a Wireless Ordinance, I started working on a site in the Downtown area to improve Verizon's signal. Once the Ordinance was completed, Verizon Wireless submitted an application for a site directly adjacent to Downtown. Due to the zoning of that property not being Commercial, the application was rejected. At that time Verizon split the search area into two separate search areas. The two sites together are meant to greatly improve coverage and especially capacity of the network within Clarkdale.

Verizon worked with Capital Telecom on their development of the site on the south side of town and Verizon is in the process of collocating antennas at that site. At the same time, Verizon continued to look for a site in the industrial park north of Downtown. Candidates were located and submitted for consideration.

Preference is generally given in these searches to governmentally or quasi-governmentally owned properties. The initial candidate search pre-dated Town ownership of this particular property. Once I was made aware of the Town property I submitted the candidate to Verizon's Radio Frequency Engineer and he said that this location would work well in conjunction with the recent Capital site. After receiving go-ahead, I began moving forward on this site.

As part of an overall shift Verizon has asked SBA Communications to take the lead on developing many targeted sites throughout the Desert Southwest; this is one of those sites. SBA is an international

tower company based out of Florida and has several decades of experience working in Arizona. As I was working on the site for Verizon initially they requested that I finish it for SBA.

SBA Communications is now proposing to Lease space from the Town, develop the 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 195' 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.

A site of this height would normally be designed as a self-support lattice tower but it is being proposed as a monopole to minimize the visual impacts from Downtown. The pole is also proposed to be painted beige to help blend more with the hills and mountains in the area. This structure type, while atypical for a site of this height will definitely decrease the visual impact from Downtown.

Access to the site is expected to come across existing driveways from Broadway to the east.

### **Citizen Participation**

Outreach to the community will involve a multi-pronged approach. As part of our environmental review procedures required by FAA/FCC, notice will be placed within the Verde Independent regarding the proposed site.

We will plan on having an informational meeting if deemed necessary by staff. Due to the location of the site within the industrial park I don't anticipate the same level of community feedback that occurred on the previous site Verizon proposed near Downtown or the site that Capital Telecom got approved on the south side of Town.

A notice letter will also be mailed out to property owners within 1,000' of this parcel.

I will give staff updates if I receive any feedback from residents.

### **Conclusion**

This site meets the standards of the recently developed 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.



**SBA**

SBA TOWERS II, LLC  
 5805 BROKEN SOUND PKWY NW  
 BOCA RATON, FL 33497  
 PHONE: 408-487-7483  
 FACHEN: 1400-03-7483

1100 N. 34th AVE., SUITE 100  
 PHOENIX, AZ 85018  
 PHONE: (480) 204-4112

NO.	DATE	DESCRIPTION	DESIGNED FOR REVIEW
1	10/29/15		

**SITE#:**  
**AZ17727-B**

**SBA#:** \*\*\*\*\*

**AZ2**  
**CLARKDALE**

400 MILLER ROAD  
 CLARKDALE, ARIZONA 86324

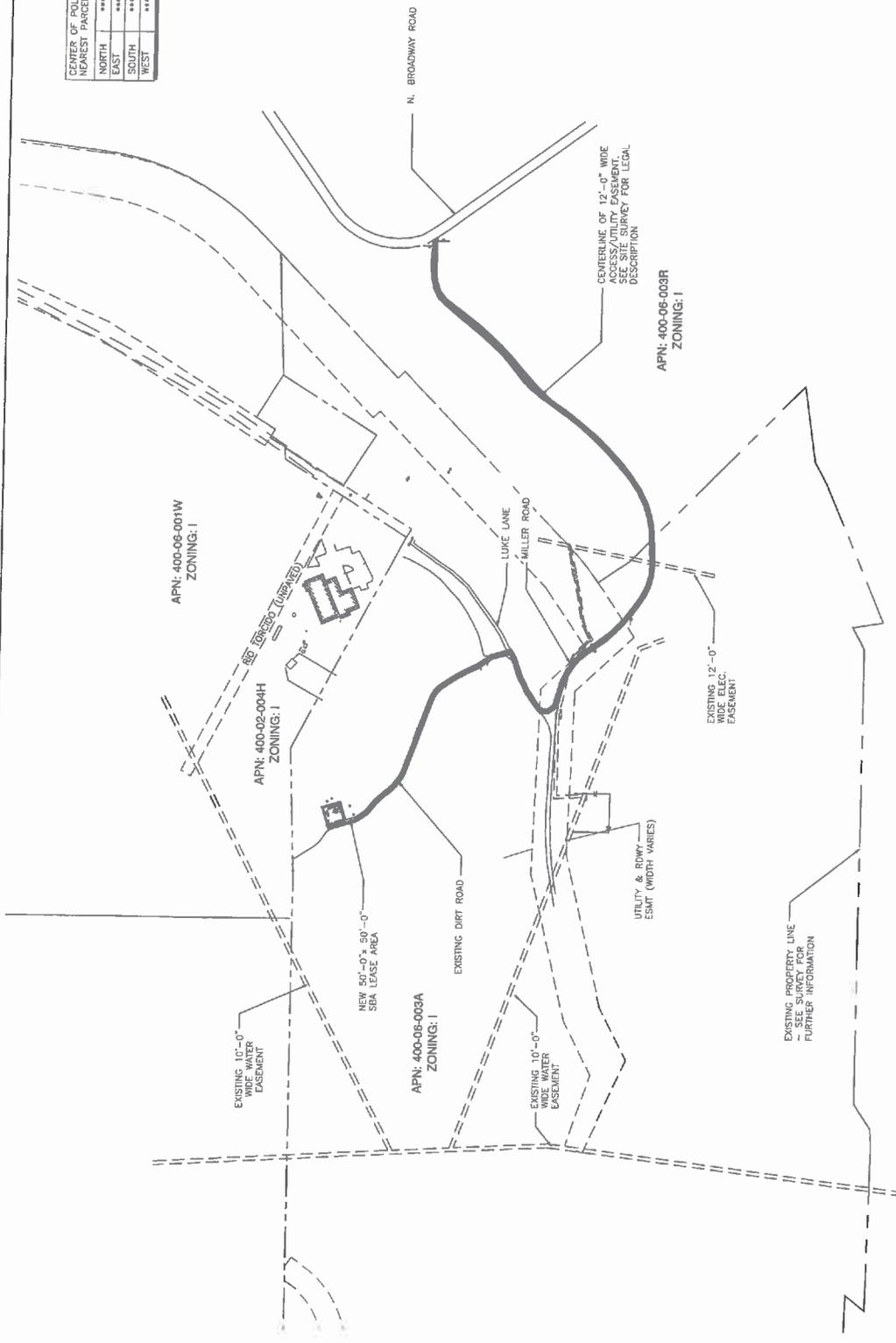
DRAWN BY:	CS
CHECKED BY:	RD
DATE:	10/29/15
PROJECT #:	*****

SHEET TITLE  
**LOCATION PLAN**

SHEET NUMBER  
**LP**

CENTER OF POLE TO NEAREST PARCEL LINE

NORTH	*****
EAST	*****
SOUTH	*****
WEST	*****



NOTE: UTILITY COORDINATION IS NOT GUARANTEED. ALL UTILITIES TO BE LOCATED WITH CONSTRUCTION UNLESS INDICATED OTHERWISE. ALL FIBER HAVE BEEN CONFIRMED.







SBA TOWERS, LLC  
 5900 BROOKLYN BLVD, SUITE 100  
 BOCA RATON, FL 33487  
 PHONE: 1-800-672-4433

3100 N. PALM AVE, SUITE 100  
 PHOENIX, AZ 85018  
 PHONE: (480) 204-1412



NO.	DATE	DESCRIPTION
1	10/20/16	ISSUED FOR REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

**SITE#:**  
 AZ17727-B  
**SBA#:** \*\*\*\*\*

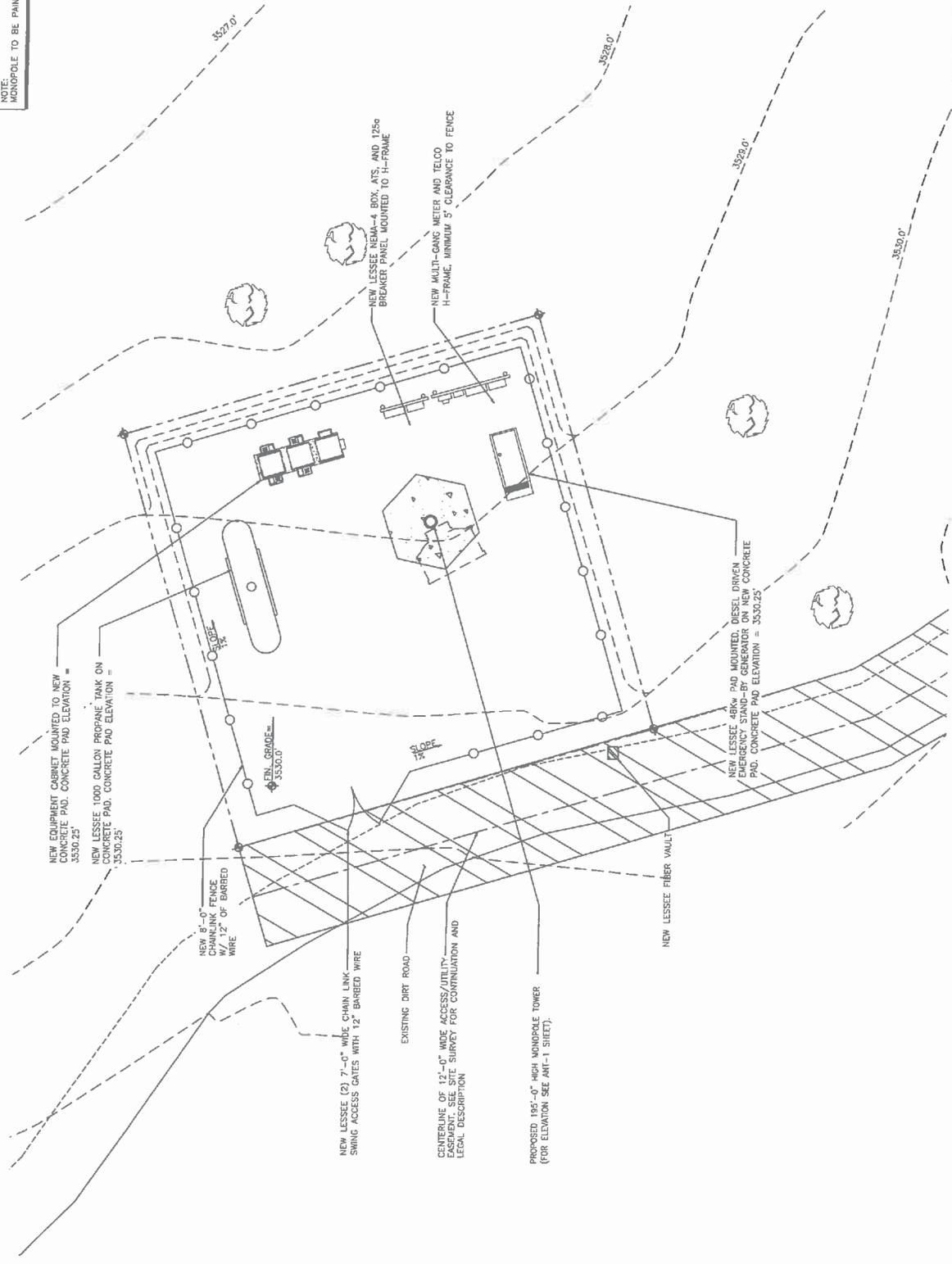
**AZZ**  
**CLARKDALE**  
 400 MILLER ROAD  
 CLARKDALE, ARIZONA 86524

DRAWN BY:	CZ
CHECKED BY:	TD
DATE:	10/20/16
PROJECT #:	*****

**SITE GRADING PLAN**

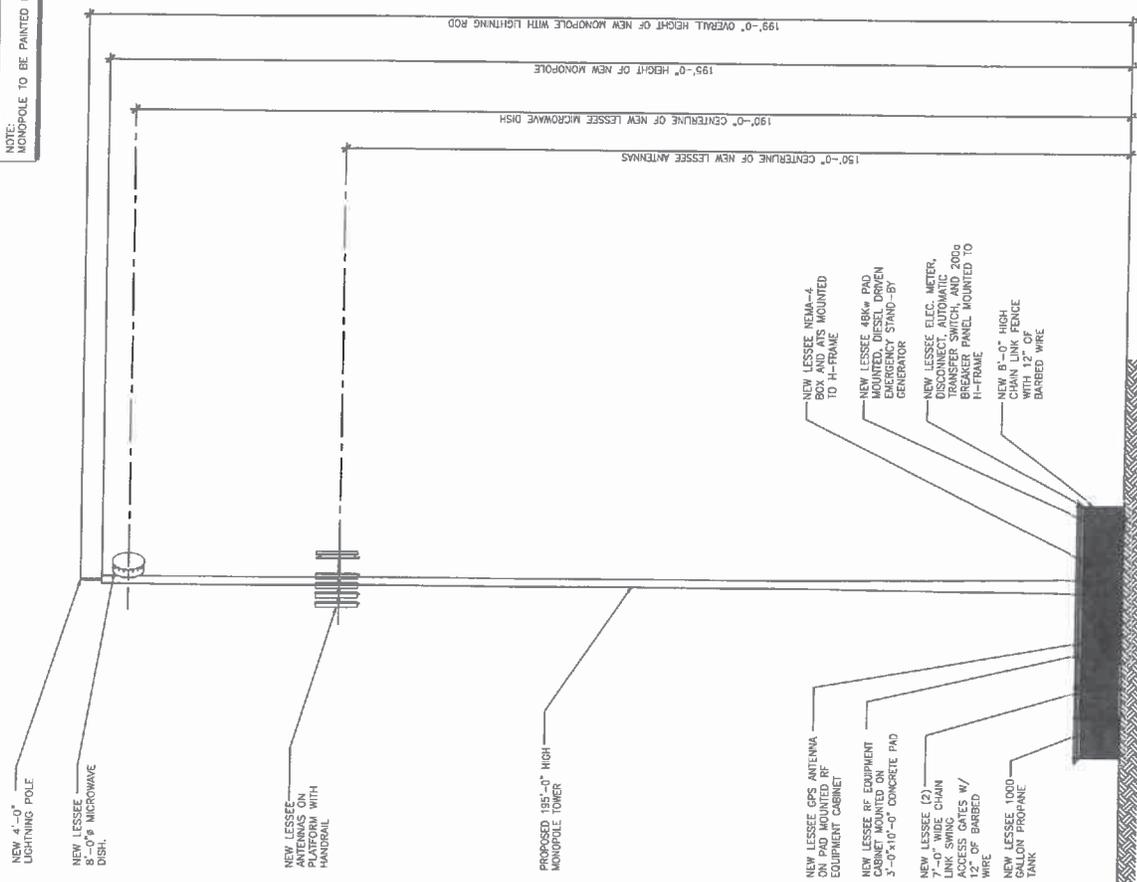
**C-2**

NOTE:  
 MONDPOLE TO BE PAINTED BEIGE

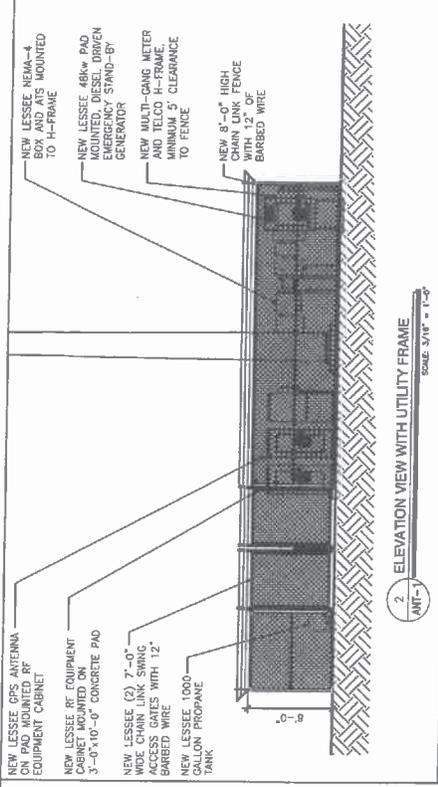


**1 SITE GRADING PLAN**  
 C-2  
 3/16" = 1'-0"

NOTE:  
MONOPOLE TO BE PAINTED BEIGE



1 ELEVATION  
ANT-1  
SCALE 3/32" = 1'-0"



SBA  
SBA TOWERS II LLC  
5800 BUCKINGHAM PARKWAY  
BOCA RATON, FL 33487  
PHONE: 1-800-487-7483

ROBERT A. CLARK  
1100 N. 24th AVE., SUITE 100  
PHOENIX, AZ 85016  
PHONE: (602) 204-1112

NO.	DATE	DESCRIPTION	REVISION
1			
2			

**SITE#:**  
AZ17727-B  
**SBA#:** \*\*\*\*\*  
**AZZ**  
**CLARKDALE**  
400 MILLER ROAD  
CLARKDALE, ARIZONA 86324

DRAWN BY:	CS
CHECKED BY:	RO
DATE:	10/22/19
PROJECT #:	

NETTING  
ANTENNA  
ELEVATION

SHEET NUMBER  
**ANT-1**







FIELD BY:	JMM
DRAWN BY:	CRE
CHECKED BY:	RF

REVISIONS		
NO.	DATE	DESCRIPTION
2	08/17/16	FINAL
1		PRELIMINARY



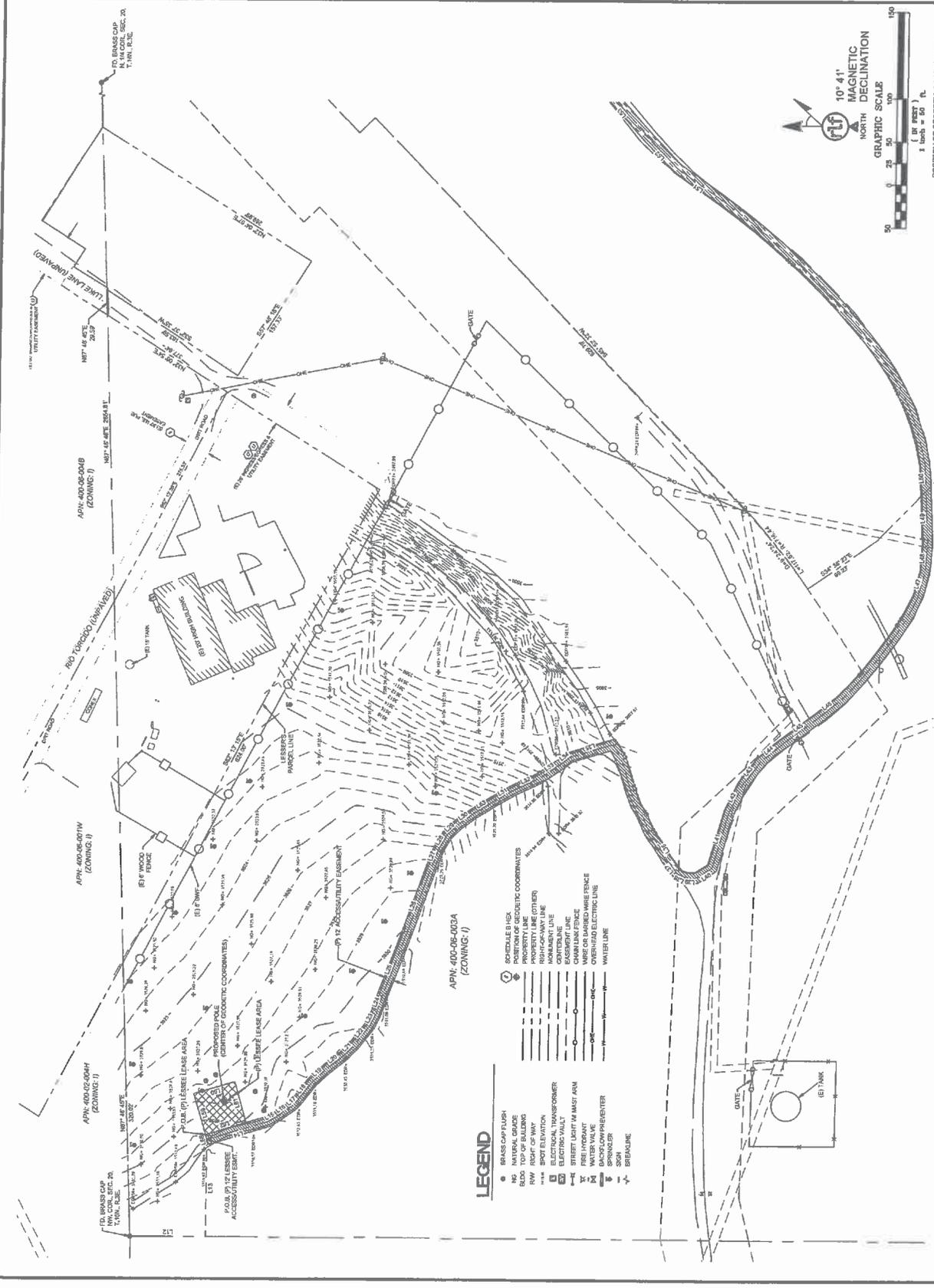
THE DESIGN OF THIS PROJECT IS THE PROPERTY OF RLE CONSULTING, LLC. NO PART OF THIS PROJECT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RLE CONSULTING, LLC.

PROJECT NO.: 08001686  
 SITE NAME: AZZ CLARKDALE ALTA

SITE ADDRESS: 400 MILLER ROAD  
 CLARKDALE, AZ 86324

SHEET TITLE: SITE SURVEY

SHEET NO.: LS-2



**LEGEND**

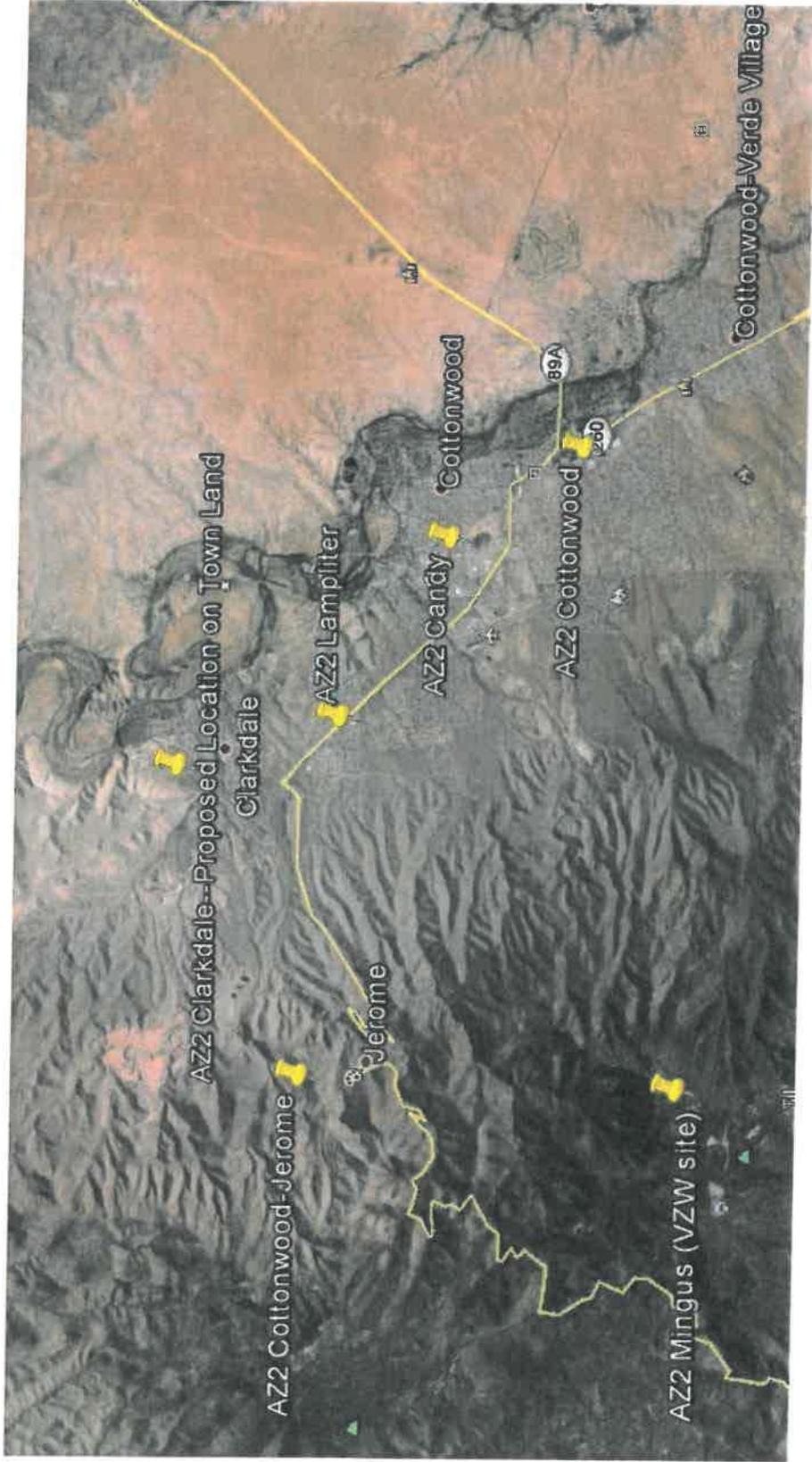
- BRASS CAP FLUSH
- NATIONAL GRADE
- PROPERTY LINE
- RIGHT-OF-WAY
- SPOT ELEVATION
- ELECTRICAL TRANSFORMER
- STREET LIGHT T.M. ARM
- WATER VALVE
- BACKFLOW PREVENTER
- POWER
- SON
- BREAKLINE

10° 41' MAGNETIC NORTH DECLINATION

GRAPHIC SCALE  
 1 inch = 50 feet

POSITION OF GEODETIC COORDINATES:  
 LATITUDE: 34° 02' 36" NORTH (NAD83)  
 LONGITUDE: 111° 52' 00" WEST (NAD83)  
 ELEVATION: 8,000.00 FEET (NAVD83)





Surrounding sites within 10 miles—Please note, Lampliter under construction

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## Comments re Proposed 199-foot Communications Tower

I am responding to the legal notice, published on 11/6/15 in the Verde Independent, wherein SBA proposes construction of a 199-foot monopole communications tower at 400 Miller Road in Clarkdale, Arizona, in the Clarkdale Historic District.

It is my belief that Verizon is again attempting to accomplish construction of another communications tower in Clarkdale, this time in the Clarkdale Historic District, by another 'means' after strong opposition and negative publicity associated with the tower it is currently constructing in the 89A corridor of Clarkdale.

Both Verizon and AT&T signals in Clarkdale are very strong, rendering this tower unnecessary. The FCC allows telecom companies to seek adequate coverage in any given area, not saturation of coverage. We do not need this tower!

A 199-foot cell tower will greatly impact Historic District residential homes and commercial establishments in a negative manner. It is excessively tall, unsightly and will mar the treasured view to the north of the Historic District of Sycamore Canyon and the Red Rocks of Sedona for both residents and visitors to Clarkdale, especially those visitors who visit the Verde Canyon Railroad and the Verde River recreation areas. It will be their first view of those areas, greatly distracting from why they are there.

Communications towers have the potential of being an unwanted nuisance and hazard in any area, potentially encouraging graffiti, theft and vandalism. They are high on the list of those structures or conditions that absolutely drive property values down, erasing any gain seen in home values after the last disastrous recession. No one wants to see a communications tower dominating our landscape, nor can we tolerate its negative impacts.

As a company, Verizon, regardless of what entity, or how many entities, they

farm out their dirty work to, will suffer negative publicity from placement of an unsightly, unnecessary, monstrous tower in an Historic District whose citizens work hard to preserve the small town, homey feel of Clarkdale, the very thing visitors seek to see and enjoy when visiting here!

For the many reasons cited above, I respectfully request that permission to build this tower be denied. Short of that, a suitable location that will not be the constant source of aggravation and an eyesore to the residents of the Historic District should be found. Thank you for your attention.

*Anna Johnson*

Sent from my iPad

*Please note -*

*I attempted to email this response, but the email address came back as undeliverable. I used the email address printed in the Clark Independent notice.*

November 23, 2015

Mr. Marshall Hayes  
Natural Resource Specialist  
Trileaf Environmental & Property Consultants  
2121 West Chandler Blvd. Suite 203  
Chandler, AZ 85224

**RE: SBA Towers VI, LLC – Clarkdale/Client AZ17727-B –Trileaf Project #621061**

Dear Mr. Hayes:

The Clarkdale Historical Society and Museum (CHSM) appreciates the opportunity to provide input regarding any potential impact to historical resources from the wireless communication facility proposed to be located at 555 Miller Road in Clarkdale Arizona.

In 1988, the Clarkdale Heritage Conservancy Board, appointed by the Clarkdale Town Council, in partnership with the State Historic Preservation Office, completed a Historic Resource Survey of Clarkdale. As a result of this survey, the original Clarkdale townsite was listed on the National Register of Historic Places in 1998. The Clarkdale Historic District encompasses 46 blocks of residential, commercial buildings and public spaces and the industrial smelter site. Founded by the United Verde Copper Company in 1912, Clarkdale is an outstanding example of a company town.

Although the Clarkdale Historic District does not include the industrial area where the wireless communication facility is proposed to be placed, this area is in close proximity to the property where the former smelter operated. It is also within one-quarter of a mile of a former camp community known as Twittyville and the area that served as the trash dump for the original town.

CHSM believes there are several features in vicinity of the proposed wireless facility of historical significance:

1. Former Smelter Superintendent's Residence at 351 Luke Lane (this structure is listed in the Historic Resource Survey)
2. Former railroad bed which traverses the subject property from south to north
3. Concrete trough structure (use unknown)
4. Original ice plant and residence

900 First North Street

Clarkdale Historical Society and Museum

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Due to the important historical significance of the smelter site to the Clarkdale Historic District and the existence of features of potential historic importance on or near the subject property, it is the opinion of CHSM that the applicant for the wireless communication facility should obtain a formal archeological survey of the site. This survey should identify all items of historical importance in the area and provide a plan for the protection and preservation of all items identified.

Feel free to contact CHSM if you have any questions.

Respectfully,



Cindy Emmett  
Board Chair

cc: Town of Clarkdale Community Development Department