



# PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, September 25, 2014  
9:00 AM**

**COUNCIL CHAMBERS  
CITY HALL  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1207**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING** to be held on **THURSDAY, SEPTEMBER 25, 2014, at 9:00 AM** in **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

**I. CALL TO ORDER**

**II. ATTENDANCE**

MEMBERS	
Tom Menser, Chairman	George Sheets
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

**III. REGULAR ACTION ITEMS**

1. Approval of the August 14, 2014 meeting minutes.
2. SUP14-001, 1976 Commerce Center Circle. APN: 106-18-344. LDC Sections 2.4.49 and 9.9. Zoning is Industrial Transition (IT) in a PAD. Request is for placement of a new 75' monopole wireless communication facility along with a new 12' x 26' pre-fabricated shelter within a new 29' x 38' block wall and wrought iron enclosure in the southeast corner of a currently undeveloped IT (PAD) property in the Prescott Lakes Commerce Center. Owner: Western Newspapers Inc. Applicant/Agent: Reg Destree for Verizon Wireless. Community Planner is George Worley (928) 777-1207.
3. Discussion of the 2014 General Plan Draft.
4. RP14-003, Replat of The Ranch at Prescott, Unit VIII, removing all or a portion of lots 863, 864, 865, 866, 867, 868, revising the plat of lots 860, 861, 862, 863, 864, 865 and creating a new 68 foot street right-of-way. (Related to agenda item RZ14-002)

**IV. PUBLIC HEARING ITEMS**

1. RZ14-002 - Request for a Rezoning at 3068 Wild Rose Way (The Ranch at Prescott Unit VIII) from a Single-Family 12,000 sq ft (SF-12) to a Multi-Family Medium (MF-M) Zoning District. APN's: 103-44-134, 103-44-133, 103-44-132, 103-44-130, 103-44-129 and 103-44-128. Owner/Applicant is Bullwhacker Associates. Community Planner is George Worley, Phone: 777-1287.

**V. CITY UPDATES**

**VI. SUMMARY OF CURRENT OR RECENT EVENTS**

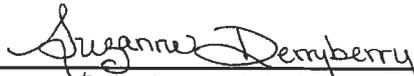
**VII. ADJOURNMENT**

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

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**CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on September 18, 2014 at 4:00 p.m. in accordance with the statement filed with the City Clerk's Office.



Suzanne Derryberry, Administrative Specialist  
Community Development Department



**PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
AUGUST 14, 2014  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on AUGUST 14, 2014 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

Chairman Menser called the meeting to order at 9:00 a.m.

**II. ATTENDANCE**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Suzanne Derryberry, Administrative Specialist
David Stringer	Tom Guice, Community Development Dir.
George Sheats	Jon Paladini, City Attorney
Len Scamardo	
Joe Gardner	
<b>MEMBERS ABSENT</b>	<b>COUNCIL PRESENT</b>
Terry Marshall	Jim Lamerson
	Marlin Kuykendall, Mayor

**III. REGULAR ACTION ITEMS**

1. Approval of the May 29, 2014 meeting minutes.

Mr. Scamardo, MOTION to approve the May 29, 2014 meeting minutes. Mr. Stringer, 2<sup>nd</sup>. VOTE 6-0; passed.

2. SI14-001, 3085 Gateway Blvd. APN: 103-20-571B. Request is for a Site Plan review for Panera Bakery. Zoning is Business Regional (BR). Owner/Applicant is Westcor Company II Limited. Community Planner is George Worley, Phone: 777-1207.

Mr. Worley reviewed the staff report and displayed a site plan and photos on the overhead projector. He discussed the placement of the new restaurant, parking, and access into the location. He noted that the location had already been graded since it had been planned for future development.

Mr. Worley continued by discussing the drive-thru configuration and stated that it did meet zoning requirements. The proposed sign package and lighting also meet zoning requirements.

Mr. Worley concluded that the purpose of the commission was to provide a recommendation to Council for final approval.

Mr. Menser called for public comments; there were none.

Mr. Sheats discussed grading on the site and noted an area which was collapsing. Mr. Worley stated that some corrections would be a part of the project but the majority of that area was owned by the State Land Department. The city continued a periodic review to ensure safety of the area and he noted that it did not appear to be unstable at that time.

Mr. Menser discussed concerns regarding the safety of access regarding line of site. Mr. Worley stated that an impact analysis would be required and it could potentially require certain modifications after the project review.

Mr. Gardner, MOTION to recommend approval of the site plan for Panera Bread Café (SI14-001) at 3085 Gateway Boulevard. Mr. Sheats, 2<sup>nd</sup>. VOTE 6-0; passed.

3. SUP14-001, 1976 Commerce Center Circle. APN: 106-18-344. LDC Sections 2.4.49 and 9.9. Zoning is Industrial Transition (IT) in a PAD. Request is for placement of a new 75' monopole wireless communication facility along with a new 12' x 26' pre-fabricated shelter within a new 29' x 38' block wall and wrought iron enclosure in the southeast corner of a currently undeveloped IT (PAD) property in the Prescott Lakes Commerce Center. Owner: Western Newspapers Inc. Applicant/Agent: Reg Destree for Verizon Wireless. Community Planner is George Worley (928) 777-1207.

Mr. Worley reviewed the staff report and displayed site information on the overhead projector to indicate all surrounding zoning districts in the vicinity of the proposed site location. He noted that the proposed commercial site, which was a part of the Commerce Center, was currently being used for construction phasing for the Basis School.

Mr. Worley stated that the proposal was for a non-stealth 75 foot tower and the compound wall/fence combo for screening. The request also included reduced setbacks to the adjacent parcels. The Special Use Permit would allow the overall height of 75' as well as the reduced setbacks as part of the telecommunications ordinances and regulations adopted by the city as a part of the Land Development Code.

Mr. Worley stated that staff had received twenty-one written comments in opposition of the request as well as several telephone calls; they received one letter in favor of the request.

Mr. Scamardo discussed nearby HOA's and CC&R's.

Mr. Destree spoke about the Commercial Association Board and other areas of cell sites in Prescott. He also provided the reasoning in why they chose the particular site in question as well as the towers design and aesthetic impacts. He noted that their options were very limited due to the location of other sites, as well as the topography in the area.

Al Beeson, 1482 Kwana Ct, discussed his concerns regarding the location of the proposed cell tower.

Marla Festenese, Prescott Lakes Area, stated that she was a Verizon customer and had never experienced any dropped calls in that area. She stated concerns of the proposed tower being too close to residential homes, affects of views, and visual blight.

Elisa Rose, 1690 St. Andrews Way, discussed issues related to health concerns, property values, and aesthetics.

Dana McCredy, 1691 St. Andrews Way, discussed concerns regarding the adverse impact on property values, visual blight, health and safety concerns, noise pollution, and information contained in the Land Development Code.

Mike Hefley, 1681 Constable St, stated that his house was a dead zone for cell phone coverage and noted that he was in favor of the approval. He added, however, that he would like Verizon to consider a stealth tower to help mitigate visual impacts.

Jay Burnett, 1422 Kwana Ct, discussed emergency generators and the possibility of installing a stealth tower as opposed to the standard tower designs.

Davin Benner, 1985 Shadow Valley Drive, suggested that Verizon review other possible locations. He also spoke about information found within the city's Land Development Code, and noted that the nearby building would be within the fall zone of the proposed tower. He concluded by stating that he was in opposition of the request.

Larry Mabbit, 1696 St Andrews Way, stated that his home was about 300 feet west of the proposed location and was concerned about having obstructed views.

Mr. Menser called for a five minute recess.

Bob Crimp, 1694 Constible St, discussed property values related to sight pollution.

Jeannie Anderson 1387 St. George Circle discussed the tower location in relation to topography.

Mr. Scamardo discussed Prescott Lakes Commercial Associate Board and wanted to know if Verizon had spoken with them regarding the proposal. Mr. Destree stated that he had spoken with them and they had already made an agreement with them to meet all of their requested requirements.

Mr. Scamardo stated that he would like to delay voting until other possible alternate locations could be reviewed.

Mr. Hefley wanted to know if they could utilize an APS power pole. Mr. Destree stated that they had reviewed that as a possible candidate but it would not be feasible due to the antenna design.

Mr. Menser closed the public hearing at 10:57 and stated that he would also like to postpone allowing Verizon time to review alternative sites.

Mr. Stringer concurred in that there should be a delay in voting to explore other site options.

Mr. Gardner pointed out that the request was actually for three separate items: the cell tower, setback adjustments, and a height variance. He concluded that due to the high amount of negative public comment he could not support the proposal.

Mr. Mabarak agreed to postpone the item. He noted that he didn't know if it would really impact resale, although he was concerned regarding setbacks. He concluded by suggesting that the neighbors make contact with Verizon to discuss other possible location options.

Mr. Sheats spoke about the General Plan Committee getting bombarded to have better communication facilities in Prescott.

Mr. Paladini discussed the parameters allowed by the Federal Government and the standards the Planning Commission must take into account in regards to their voting decision.

Mr. Scamardo, MOTION to defer item SUP14-001 to September 11, 2014. Mr. Mabarak 2<sup>nd</sup>. VOTE 5-0-1 (Mr. Stringer left meeting early)

Mr. Destree agreed to deferral.

4. SUP14-002, 1115 IRON SPRINGS RD. APN: 115-09-036A. LDC Sections 2.4.49 and 9.9. Zoning is Business Regional (BR); request is for a Special use permit to allow Verizon Wireless to place a new 65' monopole wireless communication facility along with a new 12' x 26' pre-fabricated shelter within a new 30' x 40' chain-link and barbed-wire enclosure in the south corner of a developed Business Regional property. Owner: 1117 Iron Springs Road, LLC. Applicant/agent: Reg Destree for Verizon Wireless. Community Planner is George Worley (928) 777-1207.

Mr. Worley reviewed the staff report and indicated that the request was to install a small compound fence to enclose an equipment building and an antenna tower 65 feet in height. He continued by displaying information on the overhead projector and noted that the property was already zoned for the proposed commercial use for a cell tower.

Reg Destree, Alliant Land Services, discussed area coverage and site locations.

Mr. Menser called for comments; there were none.

Mr. Sheats, MOVE to recommend approval of SUP14-002 for a cellular monopole antenna at 1115 Iron Springs Road, with the following condition:

1. Permit a maximum tower height of 65 feet
2. Permit setbacks of 21 feet from the southwest property line and 27 feet from the southeast property line.

Mr. Stringer, 2<sup>nd</sup>. VOTE 6-0; passed.

5. SUP14-003, 1800 WILLIAMSON VALLEY RD. APN: 116-04-002E. Zoning is MF-M (Multi-Family Medium). LDC Sections 2.4.49 and 9.9. Request is for Special Use Permit for the placement of 75' monopine stealth wireless communication facility along with a new 12' x 26' pre-fabricated shelter within a new 30' x 50' chain link enclosure northeast of the football field at Granite Mountain Middle School on a currently undeveloped

portion of the school property. Owner: Prescott School District. Applicant/agent: Reg Destree for Verizon Wireless. Community Planner is George Worley (928) 777-1207.

Mr. Worley reviewed the staff report and indicated that the request was for the placement of a 75 foot monopine stealth wireless communication facility northeast of the football field at Granite Mountain Middle School on a currently undeveloped portion of the school property.

He continued by displaying photos of the monopine antennae and site area on the overhead projector and concluded by noting that the applicant was available for questions.

Mr. Destree displayed photos on the overhead projector and discussed the mechanics of the various types of antennas. He continued by discussing the current antenna proposal and the different viewpoints once the antenna was constructed.

Mr. Menser inquired about the safety since the tower would be located next to a school. Mr. Destree stated that Verizon operates within their federal guidelines for what their licenses allow and anything outside of that is not in the purview of local jurisdictions. He added that they regularly deal with placement of towers near schools.

Jon Paladini, City Attorney, stated that the Federal Communications Act would prohibit the city from addressing the potential affects from electromagnetic radiation in the decision of the Special Use Permit approval process. He added that due to the federal preemption it was pointless to even discuss the topic.

Mr. Destree displayed an aerial overview and discussed the purpose of the pre-fabricated shelter.

Mr. Menser called for comments.

Jay Burnette, 1422 Kwana Ct, wanted to know if the generators were for emergency purposed only; Mr. Destree stated that was correct.

Mr. Stringer, MOVE to recommend approval of SUP14-003 for a cellular monopole antenna at 1801 Williamson Valley Road, with the following conditions:

1. Permit a maximum tower height of 70 feet, with the pine tree stealth camouflage reaching to a height of 75 feet.

Mr. Sheats 2<sup>nd</sup>. VOTE 6-0; passed.

6. SUP14-004, 133/135 S GRANITE ST. APN: 109-02-006B. Zoning is Downtown Business (DTB). LDC Sections 2.4.49 and 9.9. Request is for a Special Use Permit for a stealth wireless communications facility with the entire facility being disguised inside two fabricated buildings on the top parking deck designed to match/blend with the parking structure and existing elevator shaft. Owner: City of Prescott. Applicant: Adam Brixius for AT&T Mobility. Community Planner is George Worley (928) 777-1207.

Mr. Worley reviewed the staff report and indicated that the request was for a cell tower which was being proposed to be placed on top of the city's parking garage located downtown. He noted that the location was zoned as Downtown Business District (DBT) which would allow the proposed use through the Special Use Process.

Mr. Worley continued by stating that the tower would be a stealth application due to the height of the garage; he continued by discussing other specifics of the request. He concluded by stating that it would be a lease of city property as part of the process and that a representative from AT&T was available for questions.

Lyndon Vidrine , AT&T Mobility Representative, discussed the overview process of his proposal. He discussed materials used to constructed the tower and also noted other placements of towers in the city.

Mr. Sheats, MOTION to recommend approval of SUP14-004 for a cellular antenna site on the top parking deck of the City parking garage at 133 South Granite Street, with the following conditions:

1. The antennas and equipment will be enclosed and disguised to match the building.
2. The enclosures shall not exceed the height of the existing elevator tower.

Mr. Scamardo, 2<sup>nd</sup>. VOTE 6-0; passed.

#### **IV. PUBLIC HEARING ITEMS**

1. RZ14-001, 1045 Whipple Street. APN 115-09-019A. Request is for a rezoning from a Multi-Family Medium (MF-M) to a Business General (BG) zoning district. LDC Sections 4.7 and 9.17. Owner: Prescott Charities, INC. Applicant is Susan E. Adams. Community Planner is George Worley, Phone: 777-1207.

Mr. Worley reviewed the staff report and indicated that the proposal was to rezone the current Multi-family Medium Zoning District to a Business General Zoning District which was found to be in conformance with the General Plan designation.

Mr. Worley noted that the surrounding areas also contained commercial uses and that the site design would require little to no modifications to transition into other allowable uses. He concluded by stating that staff was in favor of the rezone request and that the applicant was available for any questions.

Mr. Stringer wanted to know if there were any objections to the request from nearby property owners; Mr. Worley stated there were none.

Sue Tharsh, President of Prescott Development Center, stated that they had been located in that facility since 1995. They were a non-profit agency which served 60 low income children. She stated that if the facility was changed then those children would be left without a place to go and there would be 12 employees which would become unemployed. She went on to discuss state licensing requirements as well as financial burdens.

Mr. Mabarak, MOTION to recommend approval of RZ-14-001, amending the zoning of 1045 Whipple Street from Multi-family Medium (MF-M) to Business General (BG). Mr. Sheats, 2<sup>nd</sup>. VOTE 6-0; passed.

#### **V. CITY UPDATES** None

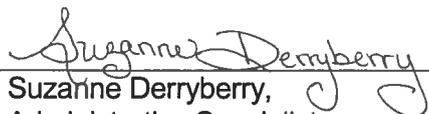
**VI. SUMMARY OF CURRENT OR RECENT EVENTS**

Mr. Guice discussed an upcoming General Plan Meeting scheduled for August 28, 2014 to discuss the draft plan as well as proposed information from Lindsey Bell. He also noted that the recommendation would take place in either October or November with a council adoption of the plan toward the end of 2015.

Mr. Menser indicated that he was still requesting written comments from each individual commissioner to be reviewed at the next Planning and Zoning Meeting.

**VII. ADJOURNMENT**

Chairman Menser adjourned the meeting at 11:12a.m.

  
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Suzanne Derryberry,  
Administrative Specialist

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Tom Menser, Chairman



## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** 8/25/14

**AGENDA ITEM:** Special Use Permit (SUP14-001) for the installation of a Cell Tower at 1976 Commerce Center Circle. Site zoning is Industrial Transition (IT) PAD. Property owner is Western Newspapers, Inc. Site APN is 105-18-344.

**Approved By:**

<b>Director:</b>	Tom Guice	
<b>Planning Manager:</b>	George Worley	

**Item Summary**

This is a request for a Special Use Permit (SUP) for the installation of a Cell Tower. The Land Development Code (LDC) establishes the SUP process for all Cellular communications towers, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned IT, which allows telecommunications facilities with an approved SUP.

**Background**

Verizon Wireless is seeking to install a Cell Tower to improve their service coverage in the northeast region of Prescott Lakes. The proposed location is within a commercial business park Planned Area Development. The proposed site is near the south boundary of the IT zoning district and adjoins a Business General zoning district. The site is currently vacant, but can be developed with commercial retail or office buildings in a manner similar to the adjoining sites to the north and east. The proposed location of the tower is the south east corner of this parcel.

**Site Design**

The site is graded and has functional access from Commerce Center Circle. The proposed installation will include a 75 foot monopole, a 29 by 38 foot walled compound containing a prefabricated equipment building and a 12 foot wide access easement from the paved road to the leased site.

The tower design is for a monopole with three antenna arrays at the top. The pole is 22 feet from the south property line and 21 feet from the east property line. The design will allow collocation of additional antennas, but none are proposed at this time. A color for the compound wall and the pole has not been proposed, but such a determination is an appropriate condition of the SUP.

Agenda Item: SUP14-001 Special Use Permit for Cell Tower at 1976 Commerce Center Circle

### **Modification of Standard Requirements**

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the IT district has a height limit of 40 feet. The requested 75 foot monopole would require specific Council approval as a part of the SUP approval. Similarly, the typical setback for a tower is equal to the height of the tower. LDC Section 2.4.49.L authorizes the Council to reduce the requirement if the intent of the Section would be better served by doing so.

### **Neighborhood Objections**

A number of nearby property and business owners have provided written objections, which are attached to this report.

### **Update**

At their meeting of August 14, 2014 the Planning and Zoning Commission deferred action on this request and requested Verizon investigated alternative sites. Verizon investigated three alternative sites and has reported back on two of those sites. They looked at a location in Watson Lake Park, but the City's Parks and Recreation Department declined the location because of its use for event parking at the many large events held at the park. Verizon also contacted the Basis School regarding a site on their property behind (to the east) the school, but Basis School also declined. The third site was the Lakeview Market property and the northwest corner of Willow Lake Road and SR 89. That location was still under investigation by Verizon at the time of this writing. Staff expects the Verizon representative to report to the Planning and Zoning Commission at the meeting.

Following the Commission's last meeting, staff received 21 letters or emails in opposition to the request.

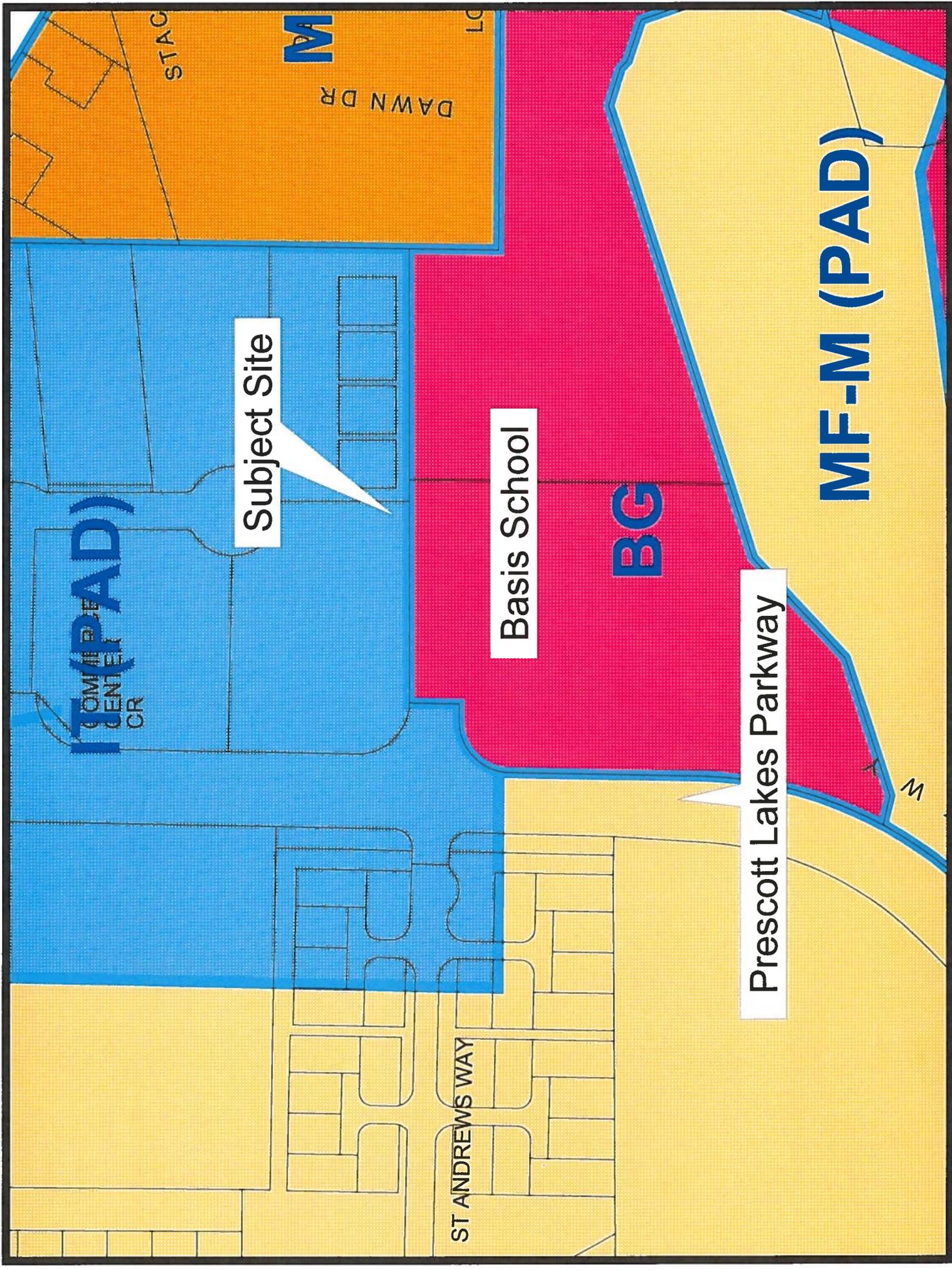
### **Attachments**

1. Vicinity and Zoning Map
2. Aerial vicinity map
3. Site plan

### **Recommended Action:**

**MOVE** to recommend approval, Approval with modifications, or Denial of SPU14-001 for a cellular monopole antenna at 1976 Commerce Center Circle. Conditions could include:

- Maximum tower height of 75 feet,
- Setbacks of 22 feet from the south property line and 21 feet from the east property line,
- Monopole to be painted a flat light grey color.



COMMERCE CENTER CR  
IT (PAD)

STAG

M

DAWN DR

Subject Site

Basis School

BG

Prescott Lakes Parkway

MF-M (PAD)

ST ANDREWS WAY

N



Subject Site

COMMERCE  
CENTER  
CR

ADDINGTON DR

ST ANDREWS WAY

KN

## Worley, George

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**From:** Joycw [joyceprescottaz@gmail.com]  
**Sent:** Monday, September 01, 2014 8:21 AM  
**To:** Worley, George  
**Subject:** cell tower

I am against a cell tower next to the courier. I live in Prescott Lakes cottages. I hope another place can be found. Thank you. Joyce Bridgeman

## Worley, George

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**From:** James Slack [jimslack@gmail.com]  
**Sent:** Monday, September 01, 2014 11:51 AM  
**To:** Worley, George  
**Subject:** Proposed Cell Tower at Prescott Lakes

I just want to express my concern over the proposed installation of a cell tower in the Prescott Lakes area. We have not owned here very long but we purchased a home in Prescott Lakes because of the area and because of the beautiful vistas that can be seen throughout the area. I would hate to see a cell tower go up in this area. We moved from a large city where there were telephone poles, power lines, cell towers, etc. obstructing the skyline. Although there are already power line towers in the area, we certainly don't need anything else. Please take this into consideration and hopeful they can find an alternate location.

Thank you,

Jim Slack  
1506 Dalila Dr.

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Jim Slack

## Worley, George

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**From:** Dana McCreedy [dmccreedy@cableone.net]  
**Sent:** Monday, September 01, 2014 12:47 PM  
**To:** Worley, George  
**Subject:** Opposition to Proposed Prescott Lakes Cell Tower SUP14-001

Good day, Mr. Worley.

I am a homeowner and resident of The Cottages at Prescott Lakes, one of the residential neighborhoods surrounding this proposed cell tower location.

This serves as follow-up to my email to you of August 12th, in which I stated a number of objections to the proposed cell tower at Prescott Lakes, including concerns about possible adverse impact on property values, visual blight and noise pollution, and health and safety. I was pleased that the Planning & Zoning Commission tabled this agenda item until September 11th, asking for additional information. Now that I have had more time to fully research the project, especially as it relates to the City of Prescott Land Development Code (LDC), I would include the following points in opposition to this proposed installation:

**1. Proposed cell tower site is in direct conflict with the City of Prescott Land Development Code (LDC), as follows:**

**Section 2.4.49/Telecommunications Facilities (amended November 26, 2013)**

Telecommunications facilities, including commercial towers, antennas and wireless communication facilities and related facilities for one or more receivers, shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities, or private utilities, and shall require a Special Use Permit in accordance with the following standards.

**Purpose**

These regulations are intended to provide for the development of wireless communication services to the community while:

- 2.4.49.A.1: Protecting residential areas and land uses from potential adverse impacts of towers and antennas;
- 2.4.49.A.2: Encouraging the location of wireless facilities in nonresidential areas;
- 2.4.49.A.3: Minimizing the total number of wireless communication sites throughout the community;
- 2.4.49.A.4: Encouraging the joint use of new and existing tower sites as a primary option rather than the construction of single-use towers;
- 2.4.49.A.5: Encouraging users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact upon the community is minimal;
- 2.4.49.A.8: Considering the public health and safety associated with wireless communications facilities;
- 2.4.49.A.9: Minimizing potential damage to adjacent properties from tower failure through proper engineering and careful siting of tower structures. In the furtherance of these goals the City shall give due consideration to the General Plan, the Zoning Code, and the Wireless Communication Plan for Central Yavapai County.

**J. Performance Criteria**

2.4.49.J.4: Heights that do not exceed height limitations for the underlying zoning district. Heights in excess of permitted heights in the zone may be approved by Special Use Permit pursuant to Sec. 9.9.

**Special Submission Requirements**

2.4.49.K.22: Certification that no permitted site reasonably meets the needs of the applicant, listing all such sites within 5 miles of the proposed site and the reason each is not adequate for reasonable commercial coverage;

**Standards**

2.4.49.L.2 - Setbacks: The following setback requirements shall apply to all towers for which a Special Use Permit is required; provided, however, standard setback requirements may be decreased if the goals of this Section would be better served thereby:

a. Towers must be set back from any lot line a distance equal to at least 100 percent of the height of the tower unless a greater setback is required for the particular zone.

2.4.49.L.3 - Height: Unless otherwise approved by City Council, tower height shall be limited to that established by the underlying zoning district.

**Section 4.10/Industrial Transition (IT)(amended March 22, 2011)**

4.10.3.E - Maximum Building Height: 40 feet

**Section 9.9/Special Use Permits (amended March 22, 2011)**

9.9.5.A - Effect on Environment: The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

9.9.5.B - Compatible with Surrounding Area: The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to scale, height, landscaping and screening, lot coverage, and density.

9.9.5.C - External Impacts Minimized: The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

Commentary: While the proposed site location is zoned IT (Industrial Transition), the surrounding neighborhood is zoned MF-M (multi-family medium density) and MF-H (multi-family high density), and the adjoining parcel zoned Business General is now owned and occupied by BASIS Prescott School. Legacy Apartments include 150 units and The Cottages at Prescott Lakes include 216 single-family lots.

**2. Proposed cell tower site seeks exceptions to setback requirements:**

The proposed 75' monopole will be located 22' from the south property line and 21' from the east property line. According to City of Prescott LDC 2.4.49.L.2, towers must be set back from any lot line a distance equal to at least 100 percent of the height of the tower unless a greater setback is required for the particular zone. (Sources of info: City of Prescott P&Z Commission Memo; City of Prescott Land Development Code)

**Public health & safety concern:** The existing business of Granite Basin Engineering, 1981 Commerce Center Circle, is located approximately 35' from the proposed site along the east side, and is well within the tower fall zone.

**Public health & safety concern:** BASIS Prescott School, 1901 Prescott Lakes Parkway, is located south of the proposed site, and the property ingress and a parking area appear to be located within the tower fall zone. Current enrollment is estimated at 400 students, grades 5-10. Number of vehicles arriving daily when school is in session is unknown.

**3. Proposed cell tower site seeks exception to zoning district's height limit:**

The existing zoning of Industrial Transition has a height limit of 40 feet. Verizon Wireless is seeking a height of 75 feet, almost twice the height within the zoning district. BASIS Prescott School is approximately 35' tall.

In closing, I respectfully request that the Planning & Zoning Commission enforce the Land Development Code already on the books, protect residential areas, consider the public health and safety of our residents, and deny the applicant's request.

Thank you,  
Dana McCready  
1691 St. Andrews Way  
Prescott, AZ 86301

**Worley, George**

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**From:** Elyse Rose [erose4u@yahoo.com]  
**Sent:** Monday, September 01, 2014 1:58 PM  
**To:** Worley, George  
**Subject:** Opposed to the Application for Special Use Permit Cell Tower Prescott Lakes Commerce Center

Dear Mr. Worley and Board Members of the Prescott Planning and Zoning Commission,

I am unequivocally Opposed to the approval of a Special Use Permit for a a 75 foot cell tower, in the Prescott Lakes Commerce Center, for a variety of reasons, including but not limited to:  
Close proximity to surrounding neighborhoods with high density residential make up ,  
some homes are less than 300 feet from the proposed site, the Commerce Center office building located approximately 35' from the proposed site and in the "fall zone",  
if the 75' tower fails and the new Basis Charter School (in the adjacent lot next to and across, within approx 100 feet from the proposed site). We have heard news that Basis is eventually going to have grades 1-4 on their property.

Visual Blight and probable devaluation of Property Values.  
There is much evidence ( no matter what the telecommunications companies say to the contrary) of possible ill effects on peoples health.

This is not a critical need coverage, just a fill in a little hole approach.  
This Special Use Permit application does not meet the criteria of the Prescott Land Development Code.

I am not against technology , but I believe there are more suitable locations, that will not have such a negative impact on this lovely area.

I urge you to vote , NOT to recommend approval.  
Thank you for your consideration.

Respectfully,

EL Rose

1690 St. Andrews way  
Prescott, AZ 86301

## Worley, George

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**From:** Jeffrey Brooks [jeff@jbrookswa.com]  
**Sent:** Monday, September 01, 2014 2:53 PM  
**To:** Worley, George; Shari Brooks  
**Subject:** we oppose the 75' town near Basis school in Prescott!

We are opposed to the placement of the cell tower by Verizon.

Regards,

*Jeff*

Jeffrey I. Brooks\*, CPA, CFP®, MBA,

JBrooks Wealth Advisors, PC.

4647 N. 32nd Street Suite B245

Phoenix, AZ 85018

Phone: (602)292-2009 (cell for client calls)

602-687-9900 x101 (non-client calls)

Fax: (602)467-3040

Email: [jeff@jbrookswa.com](mailto:jeff@jbrookswa.com)

"for a wealth of useful information, visit our website at [www.jeffbrookscpa.com](http://www.jeffbrookscpa.com)"

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## Worley, George

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**From:** yardleyk9@msn.com  
**Sent:** Monday, September 01, 2014 4:57 PM  
**To:** Worley, George  
**Subject:** Cell tower

We are expressing our NO for the proposed cell tower across the street from The Cottages of Prescott Lakes community. Thank you.

Submitted by

Donald and Rose Weber  
1650 Addington Dr.  
Prescott, Az 86301

## Worley, George

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**From:** Phipps [mvphipps@prodigy.net]  
**Sent:** Monday, September 01, 2014 8:19 PM  
**To:** Worley, George  
**Subject:** Letter of Support

I am writing in support of the proposed cell tower at 1976 Commerce Center Circle. I have resided in the area for approximately three years. Due to the topographical nature of the area I have had abysmal Verizon in-home cell service. The result of this poor coverage usually requires I go outside to obtain reliable service.

Consumer demand drives the need for more cell towers. Carriers need to add additional sites in urban areas to provide infill areas of weak coverage (as is the case in this application). Additionally, new data services require sites be closer together to provide ubiquitous coverage.

While some may object to the aesthetics of the tower, I believe the Planning and Zoning Commission (P&Z) should consider the greater good philosophy. As an example, more individuals are replacing landline phones with cell phones. The present lack of coverage in the Prescott Lakes area may result in the possibility of a cell phone only user being unable to reach emergency services in a timely manner.

The Internet is rife with concerns over radio-frequency radiation. If this is a concern, I would recommend the P&Z review the positions of the Federal Communication Commission (FCC) and the American Cancer Society regarding cell towers near homes and schools.

The FCC has concluded "Radiofrequency emissions from antennas used for cellular and PCS [personal communications service] transmissions result in exposure levels on the ground that are typically thousands of times below safety limits. These safety limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is no reason to believe that such towers could constitute a potential health hazard to nearby residents or students."

The American Cancer Society has concluded "[m]ost scientists agree that cell phone antennas or towers are unlikely to cause cancer."

## Worley, George

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**From:** D. Carter La Barge [dcarterlabarge@hotmail.com]  
**Sent:** Tuesday, September 02, 2014 5:42 AM  
**To:** Worley, George; labarge@cableone.net; Tom Collins; dstoner@hoamco.com; mduncan@prescottaz.com; becky.ratliff@basisprescott.org; jonathan.gelbart@BASISed.com; dmccready@cableone.net; george428@cableone.net  
**Subject:** Cell Tower at Prescott Lakes Commerce Center

Dear Mr. Worley,

Instead of writing a new letter, we stand by the comments already submitted to you on 11 August. This cell tower is ill-advised and a different location should be selected that is away from the neighborhoods and confined to an industrial or rural area.

Please advise the Zoning Commission that this is not how we want our landscape marked for the future.

Sincerely,

D. Carter & Linda V. LaBarge  
1675 Constable St  
Prescott, AZ 86301

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**From:** [dcarterlabarge@hotmail.com](mailto:dcarterlabarge@hotmail.com)  
**To:** [george.worley@prescott-az.gov](mailto:george.worley@prescott-az.gov); [labarge@cableone.net](mailto:labarge@cableone.net); [tcollins@cableone.net](mailto:tcollins@cableone.net)  
**Subject:** Cell Tower at Prescott Lakes Commerce Center  
**Date:** Mon, 11 Aug 2014 09:24:05 -0400

Dear Mr. Worley,

My name is D. Carter La Barge. My wife Linda and I reside at 1675 Constable St, Prescott Lakes, 86301.

We are in favor of community advancements that are well thought out and also meet the needs of the growing population in Prescott and Prescott Lakes. In the specific case of the special use permit which is scheduled to come before the City Planning Board for a 75 ft cell tower to be located at Prescott Lakes Commerce Center, my wife Linda and I advise that we are firmly against such an installation. The area in question is not appropriate for a 75 foot tower regardless of how much of a minimal visual impact has been made in the design.

We already have high tension wires and towers that cross the middle of Prescott Lakes. Adding additional vertical objects will further reduce the views for all of the residents in the area. A location further north and west towards the commercial part of town would be more appropriate and would not interfere with the residential views. We purchased our homes partly based upon the views that are present. Degrading our views with additional towers will have a negative impact on our neighborhood.

If you would like to speak with me, I can be reached on my cell, 513 827 7975

Please make our email a part of the official record in your planning meeting minutes.

Sincerely,

D. Carter & Linda V. LaBarge  
1675 Constable St.  
Prescott, AZ 86301

## Worley, George

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**From:** Edd Lopez [edd\_lopez@msn.com]  
**Sent:** Tuesday, September 02, 2014 9:19 AM  
**To:** Worley, George  
**Subject:** Objection to proposed Verizon cell tower in Prescott Lakes

**Importance:** High

Good Morning Mr. Worley,

Please include this email in the file as an strong "**objection**" to the proposed cell phone tower adjacent to Cottages community in Prescott Lakes for the following reasons:

- As a homeowner with a sensational view of the area, the erection of a cell tower would ruin the aesthetic objective of my home purchase.
- The erection of the cell tower would be a visual blight and eyesore.
- The erection would impact my property value due to the diminished view and obstruction.
- The possibility exists that prolonged exposure to radiation could cause health issue.

Thank you.

Edd and Linn Lopez  
1621 Addington Dr  
Prescott, AZ 86301  
480-288-9699

## Worley, George

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**From:** Carol [cak401@yahoo.com]  
**Sent:** Wednesday, September 03, 2014 5:05 PM  
**To:** Worley, George  
**Subject:** Proposed Cell Tower at 1976 Commercial Center Circle

For a variety of reasons I am greatly concerned about the possibility of a very tall cell tower going in at the Prescott Lakes Commercial area (1976 Commercial Center Circle). Not only is one variance being requested--but TWO. If the city's policy is for a height limit of 40 feet, then why would 75 feet (almost twice the limit) even be considered? Additionally, a variance is being requested for the set back footage. An approval of this variance could cause safety issues.

I strongly request that the Planning and Zoning Commission deny the request for the cell tower in the Prescott Lakes Commercial area.

Thank you.

Carol Kuhn  
1647 Addington Drive  
Prescott

Sent from my iPad

## Worley, George

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**From:** Carole Hafer [c.l.hafer40@gmail.com]  
**Sent:** Sunday, September 07, 2014 4:30 PM  
**To:** Worley, George  
**Subject:** tower

Please, no tower near the BASIS school. We have an interest in the school. Very bad move to put that near all those kids and adults, as well. Some don't think there's any health danger but many are very concerned!!!!

## Worley, George

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**From:** courtmama@roadrunner.com  
**Sent:** Tuesday, September 09, 2014 8:31 PM  
**To:** Worley, George  
**Subject:** Proposed cell tower

Dear Mr. Worley,

I would like to express my opposition to the cell tower proposed to be installed in Prescott Lakes.

As a resident here, I am concerned about the impact of such tower on property values, health and safety of both PL residents, and BASIS students, and the obvious negative impact on the beauty and views in said area.

Please consider other locations for this tower, and pass along my opposition to this particular site.

Thank you.

Jody Mattison, Prescott Lakes resident

## **Worley,George**

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**From:** Natalie Krol [nataliekrol@cableone.net]  
**Sent:** Thursday, September 11, 2014 2:07 AM  
**To:** Worley,George  
**Subject:** proposed cell tower

George Worley  
Planning Manager  
City of Prescott  
201 S. Cortez St.  
Prescott, AZ 86303

Dear George Worley,

Primarily I have a great concern for the safety of the school children being so close to such a high tower.

Also, I object to permitting a change to the height limit restriction. The visual area will be unattractively affected.

One of my tenants has raised the question of having a tower too close to my property and suggested that he could not remain in his space if the tower proposal is accepted.

I waited seven years to lease that space which helped in covering my basic tax expenses. I honestly can't afford another empty space waiting period.

Sincerely yours,

Natalie Krol

1945 Commerce Center Circle  
Prescott, AZ 86301  
928-778-4062

From: Bernadine Sydow <bessydow@aol.com>  
To: GeorgeWorley <GeorgeWorley@aol.com>  
Subject: Verizon Proposed 75 foot tower  
Date: Sat, Sep 13, 2014 5:07 pm

To: George Worley  
Planning Manager  
City of Prescott

Ref: Verizon proposed 75 foot tower

We object to the proposed 75 foot tower application by Verizon to be built across the street from the Legacy Apartment Community. The height is beyond the limit for the zoning and it would be a visual blight and have a possible impact on residential property values due to the obstruction of views/diminished views and the involuntary exposure to radiation and health concerns, especially for the students that attend the BASIS school there

We are a Verizon customer and have been for many years. There are dead zones along HWY 89 North of Prescott and also North of Paulen that a tower would be feasible. We know this for a fact as we travel to and from Ash Fork, Arizona to Prescott, Arizona for over thirteen years. We lived in Ash Fork from May 2001 til April of 2014. We are now living at the Legacy Apartment Community. The tower should be built where there are no residential homes/schools close by.

WE AS RESIDENTS OF THE LEGACY APARTMENT COMMUNITY OPPOSED THE BUILDING OF THIS TOWER BY VERIZON.

Yours,

Bernadine E Sydow  
[bessydow@aol.com](mailto:bessydow@aol.com)

John P Sydow  
[arizonajoh@aol.com](mailto:arizonajoh@aol.com)

 Bernadine Sydow

John and Bernadine Sydow  
The Legacy Apt #134  
1998 Prescott Lake PKWY  
Prescott, AZ 86301-7827



928-853-8179  
928-853-8169

**Worley, George**

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**From:** Bruce Wymore [bewymore@hotmail.com]  
**Sent:** Monday, September 15, 2014 4:21 AM  
**To:** Bruce Wymore  
**Subject:** proposed cell tower

Good morning,

I am writing in opposition to the proposed cell tower to be constructed on land adjacent to the BASIS Charter School. As a parent of a child attending this school and as a nearby property owner, I was shocked to hear of this proposal. While the health risks of close proximity exposure to continuous pulsed radio frequency radiation may be debated, what cannot be argued would be the significant negative impact to property values in the area. This is foolish fodder for lawyers specializing in liability litigation and should be rejected.

Yours sincerely,

Bruce Wymore  
The Estates, Prescott Lakes

## **Worley, George**

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**From:** Albert and Barbara Beeson [aandbbeeson@msn.com]  
**Sent:** Monday, September 15, 2014 6:55 PM  
**To:** Worley, George  
**Cc:** Dana McCready  
**Subject:** Cell tower at Prescott Lakes

Good Evening Mr. Worley:

The proposed 75 ft Cell Tower at the PL Commerce Center is thought by many as being way too big and inappropriate for a nearby small residential area called The Cottages. The height and mass of this cell tower will also be directly in the view line of those that can see the dells at Willow Lake and view the west part of the Park at Watson Lake. A more appropriate location need be found.

Thank you  
Al Beeson  
1482 Kwana Ct  
Prescott, AZ 86301  
928-717-9915

## **Worley, George**

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**From:** Mindy Krangel [mmhecht@cableone.net]  
**Sent:** Monday, September 15, 2014 5:10 PM  
**To:** Worley, George  
**Subject:** Prescott Lakes cell tower

I wish to express my strong objection to the proposed cell tower in the Prescott Lakes Commercial Center. This will be a blight on the landscape, significantly impact the view from my property, and as such, impact my property values. I'm sure there is some open space this cell tower can be located that will not impact so many people.

Mindy Krangel  
1604 Addington Drive  
Prescott, AZ  
The Cottages at Prescott Lakes

**Worley,George**

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**From:** kerry hettleman [kerry\_hettleman@yahoo.com]  
**Sent:** Tuesday, September 16, 2014 9:07 AM  
**To:** Worley,George  
**Subject:** Prescott Lakes Proposed Cell Tower...Letter of Opposition

Dear Mr. Worley,

Please note, we are against the proposed cell tower in Prescott Lakes. Regardless of the proclamations of how safe they are, we do not accept this as truth. We are being bombarded with electromagnetic frequencies (EMF's) not only from these cell towers and smart meters, but also the sun! Our geomagnetic shield that surrounds our planet is no longer shielding us from these electromagnetic plasma rays and radiation from the Coronal Mass Ejections (CME's). Cancer is on the rise and they can't blame it on smoking anymore because there are only a handful of smokers these days. Radiation and EMF's are not healthy at any level!

Please be one who stands with us on this matter! Technology without true disclosure of the harmful effects and without good old common sense is dangerous! We cannot control the sun but we can say no to more cell towers!

Thank you...

Kerry Hettleman  
Prescott Lakes Resident

## Worley, George

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**From:** Larry Mabbitt [genevamabbitt@gmail.com]  
**Sent:** Tuesday, September 16, 2014 10:21 PM  
**To:** Worley, George  
**Subject:** Special Use Permit Request at 1976 Commerce Center Circle (Cell Tower)

Mr. Worley,

My home is about 300 feet west of the proposed cell tower site. My neighbors and I are adamantly opposed to that location for the following reasons:

1. We believe it conflicts with the City's Land Development Code, including "protecting residential areas...from adverse impacts of towers and antennas", "encouraging the location of wireless facilities in non-residential areas", "encouraging the joint use of new and existing tower sites", "considering the public health and safety" and "minimizing potential damage to adjacent properties".
2. The proposed location violates setback requirements, and poses a danger to two properties (Granite Basin Engineering and the Basis School parking lot) which lie within the "fall zone" of the tower.
3. The proposed 75 foot tower violates the zoning district's height limit of 40 feet.
4. The proposed tower would be an eyesore to the many nearby residents of Prescott Lakes and Legacy Apartments, compounding the visual blight of the hideous Basis School building.

Sincerely,  
Larry Mabbitt  
1696 St. Andrews Way, The Cottages, Prescott Lakes

## Worley,George

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**From:** Joseph Weber [joeweber11@msn.com]  
**Sent:** Tuesday, September 16, 2014 5:41 PM  
**To:** Worley,George  
**Subject:** Proposed Verizon Monopole Cell Tower in Prescott Lakes Commerce Center - September 16, 2014

Dear Mr. Worley,

I wanted to write a follow-up email to my letter to you and the Planning & Zoning Commission of August 15, 2014. Since sending my opposition letter to you regarding this project, I have been able to do a lot of research on Monopole Cell Tower installations; including numerous pictures, FCC regulations, etc. The research has brought several issues to my attention that I was unaware of at the time I wrote my letter and need to be added to my objections regarding this proposed project by Verizon Wireless. All my comments are given with deep respect for the Planning & Zoning Commission and its members. As a layperson, not an expert, and after extensive research, these are my concerns garnered from reputable Internet sites, including the FCC.

There have been numerous fires on monopole installations across the U.S.. These fires have often caused collapses of the poles and evacuations of everyone within a large area around the installation site for the duration of the fires. I cannot imagine if this were to happen at the proposed site, that it would not include the evacuation of BASIS school, the Prescott Lakes Commerce buildings, and possibly some, or all, of the residents on St. Andrews Way in The Cottages in Prescott Lakes, due to their proximity to the tower.

Many of these fires have been caused by welding when other co-locators, i.e. AT&T, Sprint, etc., add their antenna installations to the pole. Verizon has asked for their pole to be multi-use which would mean they intend to rent out space on their monopole to other companies, so what would begin as only their installation would quickly morph into up to 5 installations (total) on the pole. Verizon would charge monthly rental fees to co-locators using their tower. Each co-locator will need an installation consisting of 3 components mounted on a ring/collar-like device. The components are a transmitter (rounded in shape) and two receiver panels which are elongated rectangles in shape. Extremely ugly to look at.

Each pole can contain up to 5 installations (Verizon's own, plus 4 more sets of three components for each co-locator) for a total of 15 receivers and 5 transmitters per pole. The amount of Radio Frequency Electromagnetic waves transmitted and received by Verizon at this site will have to include the output/input of all co-locators to give us an accurate accounting of how much radiation will be produced. The highest radiation levels for these towers is always located at their base which puts it ground level at the proposed site.

The safety of these Radio Frequency Electromagnetic Waves as regarding the human body and its absorption of such waves, is still unknown even by scientists at Los Alamos. Also each co-locator will need to install a concrete pad with a large locked cabinet atop to contain the controls and necessary equipment to maintain their particular installation. All these extra pads and cabinets would add to the initial monopole installation, concrete compound, pre-fab building, transmitters and receivers, Verizon wants to put in place, making the proposed parcel of land look like a high tech junkyard!

There is no justification Verizon can use that will counteract the fact they will be creating an obscene eyesore in a beautiful, pristine area that will definitely bring down property values for all of Prescott Lakes, discourage tenancy in The Legacy Apartments, and discourage others who want to build in The Commerce Center.

Mr. Worley, I respectfully ask you and the other Commissioners to say NO to Verizon's proposed project in The Commerce Center of Prescott Lakes. Please help all of Prescott Lakes remain what it has been and should always be, a beautiful place in Prescott to live, and please don't allow a cell tower to be built in The Cottages front doorway.

Thank you for any and all consideration you and the Commissioners give to the needs of the people who will be the most impacted by this atrocity. Please don't allow the hoped for

## **Worley,George**

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**From:** Douglas Pronk [dougpronk@gmail.com]  
**Sent:** Tuesday, September 16, 2014 1:46 PM  
**To:** Worley,George  
**Subject:** Cell Tower Prescott Lakes

Mr. Worley,

My wife and I live in the cottages on Prescott Lakes Pkwy. We are against the installation of the Verizon cell tower. We have Verizon cell phones and have 100% coverage.

If you have any questions or comments, please reply.

Doug & Nina Pronk

## Worley, George

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**From:** Tom & Patty Mayer [tmayer3@cox.net]  
**Sent:** Wednesday, September 17, 2014 12:19 PM  
**To:** Worley, George  
**Subject:** Prescott Lakes Cell Tower

Dear George,

As property owners at the cottages in Prescott Lakes, across the road from the proposed cell tower, I would like to voice my opposition to it. From what I have observed the several variances that are required to erect the tower indicate that it is not the type of structure for this area. I would hope that the proposal by Verizon is turned down by the zoning commission. Thank you.

Sincerely,

Thomas & Patricia Mayer

September 18, 2014

Prescott City Council

Attention: George Worley

201 S. Cortez St.

Prescott, AZ 86303

To Whom It May Concern,

I am writing in regards to the cell phone tower being proposed in the Prescott Commerce Center area. I am opposed to the placement of this cell tower in this area for these reasons:

1. This area is a commercial and residential area. A cell phone tower is most reasonably suited to be placed in an industrial or remote location where the ramifications of any kind of malfunction or accidental fall would be minimal to people, businesses, and schools. This seems to be an inappropriate placement of such a tower. If anything were to happen with the tower, there could be disastrous results to a school and a number of businesses, and homes, not to mention the loss of life. The safety issues seem to be quite significant with this project.
2. I would encourage the council to consider not only the safety issues concerning such a tower, but also the aesthetics of the tower placement in the Prescott Lakes area. This area is a well-maintained area with homes of greater value, and a beautiful golf course. The commerce area is meant to support the neighborhood. The view and scenery would be significantly changed with this tower, and that would affect the area in home sales and people desiring to live in the community.
3. Cell phone service in this area is stable. As I am a current Verizon customer and have yet to have experienced a dropped call in 5 years, it seems that whatever cell phone tower is currently serving the area has been sufficient. Even if the coverage is deemed insufficient through studies by the cell phone company, there are more appropriate places for the cell phone tower to be put that would still help serve the area that would be in a better location for all concerned.

Thank you for your time in reading this letter. I sincerely hope that you will deeply consider the ramifications of placing the cell phone tower in this area, and I would encourage to vote against the proposal.

Sincerely,



Thad Rummage, PT, DPT, ATC

Business Owner in the Prescott Commerce Area



# PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** 9/25/14

**AGENDA ITEM:** RP14-003, Replat of The Ranch at Prescott, Unit VIII, removing all or a portion of lots 863, 864, 865, 866, 867, 868, revising the plat of lots 860, 861, 862, 863, 864, 865 and creating a new 68 foot street right-of-way.

**Approved By:**

<b>Director:</b>	Guice, Tom	
<b>Planning Manager:</b>	George Worley	

**Item Summary**

This revision of Unit VIII is to remove a portion of lots 863, 864 and 865, and all of lots 866, 867 and 868 from the subdivision and revert them to the adjoining un-subdivided parcel (APN 103-20-596K) to the north. In addition, the revision will modify lots 860 and 861, and create two common area tracts and a right-of-way for a future street connection to Gateway Boulevard, to the north.

**Background**

The property owner of the large un-subdivided parcel to the north is also the owner of all but one of the lots in Unit VIII affected by this plat revision. In order to set the stage for a future subdivision plat of the large multifamily parcel to the north, the owner desires to make changes to remove a portion of Unit VIII to be attached to the larger parcel and to create a point of connection for a future street. The future street will connect Unit VIII northward to Gateway Boulevard to serve the future subdivision of that larger parcel. The street will not be constructed until such time as a land division or development of the larger parcel occurs, however the revision of Unit VIII is necessary to set the stage.

The land area removed from Unit VIII will revert to un-subdivided land and can be incorporated into the anticipated future development of the large parcel as a number of multifamily residential complexes. The revision will re-configure the remaining lots along Morning Glow and Wild Rose to retain lots that are compatible with the remaining unchanged lot of Unit VIII. The remaining portions of lots 863, 864 and 865 range from 18,245 square feet to 20,886, all much larger than the minimum 12,000 square feet required by the zoning, but of comparable size to the remaining lots in Unit VIII, which are in the 18,000 to 24,000 square foot range.

Agenda Item: RP14-003, Replat of The Ranch at Prescott, Unit VIII, de-annexing all or parts of lots 863, 864, 865, 866, 867, 868, revising the plat of lots 860, 861, 862, 863, 864, 865 and creating a new street right-of-way.

**Attachments**

1. Vicinity and Zoning Map
2. Proposed revision of Unit VIII

**Recommended Action:**

1. **MOVE** to recommend approval of RP14-003, revision of The Ranch Unit VIII removing all or part of lots 863, 864, 865, 866, 867, 868, revising the plat of lots 860, 861, 862, 863, 864, 865 and creating a new street right-of-way.



## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** 9/25/14

**AGENDA ITEM:** RZ14-002, Rezoning of all or part of APN's: 103-44-129, 130, 131, 132, 133 & 134 from SF-12 to MF-M associated with RP14-003, a Revision of Plat of Lots 860 through 868 of The Ranch at Prescott, Unit VIII.

**Approved By:**

<b>Director:</b>	Guice, Tom	
<b>Planning Manager:</b>	George Worley	

**Item Summary**

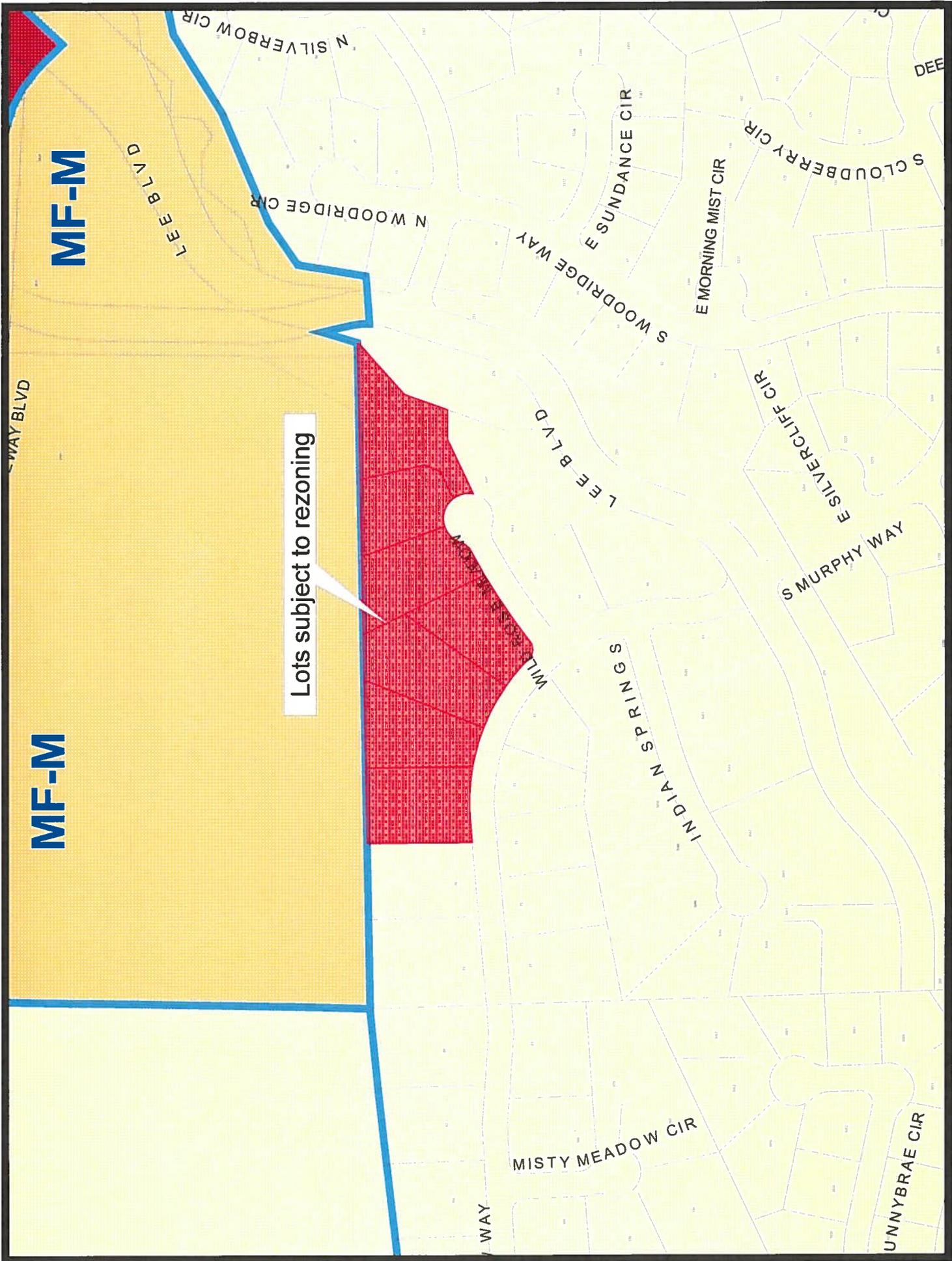
This is a request to rezone all or parts of six lots in the Ranch at Prescott, Unit VIII to accompany a revision of the plat removing lots from Unit VIII and attaching the removed land area to the unsubdivided parcel (103-20-596K) to the north. The parcel to the north will be a part of a future new subdivision focused on multifamily development. The remaining portion of lots 863, 864 and 865 will remain zoned SF-12 and will be developed in a manner similar to the unaffected lots within Unit VIII.

**Background**

The owner of these lots is also the owner of the large multifamily parcel (103-20-596K) to the north. The owner desires to develop the larger parcel as a multifamily subdivision and needs additional land area to accomplish that desire. The owner perceives this to be the most appropriate time to affect these changes because of his ownership of all of the subject properties.

The proposed rezoning affects that area to be removed from Unit VIII to match zoning with the current MF-M zoning of the larger parcel to the north. The associated Revision of Plat will divide the lots and adjust lot lines of the remaining lots of Unit VIII to assure that they continue to meet the zoning requirements of the SF-12 district.

The rezoning has no technical or neighborhood compatibility issues. Notices were mailed to nearby property owners on two occasions, but no comments were received.



**MF-M**

**MF-M**

Lots subject to rezoning

SWAY BLVD

LEE BLVD

N WOODRIDGE CIR

S WOODRIDGE WAY

E SUNDANCE CIR

E MORNING MIST CIR

S CLODBERRY CIR

E SILVERCLIFF CIR

S MURPHY WAY

LEE BLVD

INDIAN SPRINGS

MISTY MEADOW CIR

UNNYBRAE CIR

WAY

DEE

Agenda Item: RZ14-002, Rezoning of all or part of APN's: 103-44-129, 130, 131, 132, 133 & 134 from SF-12 to MF-M associated with RP14-003, a Revision of Plat of Lots 860 through 868 of The Ranch at Prescott, Unit VIII.

**Attachments**

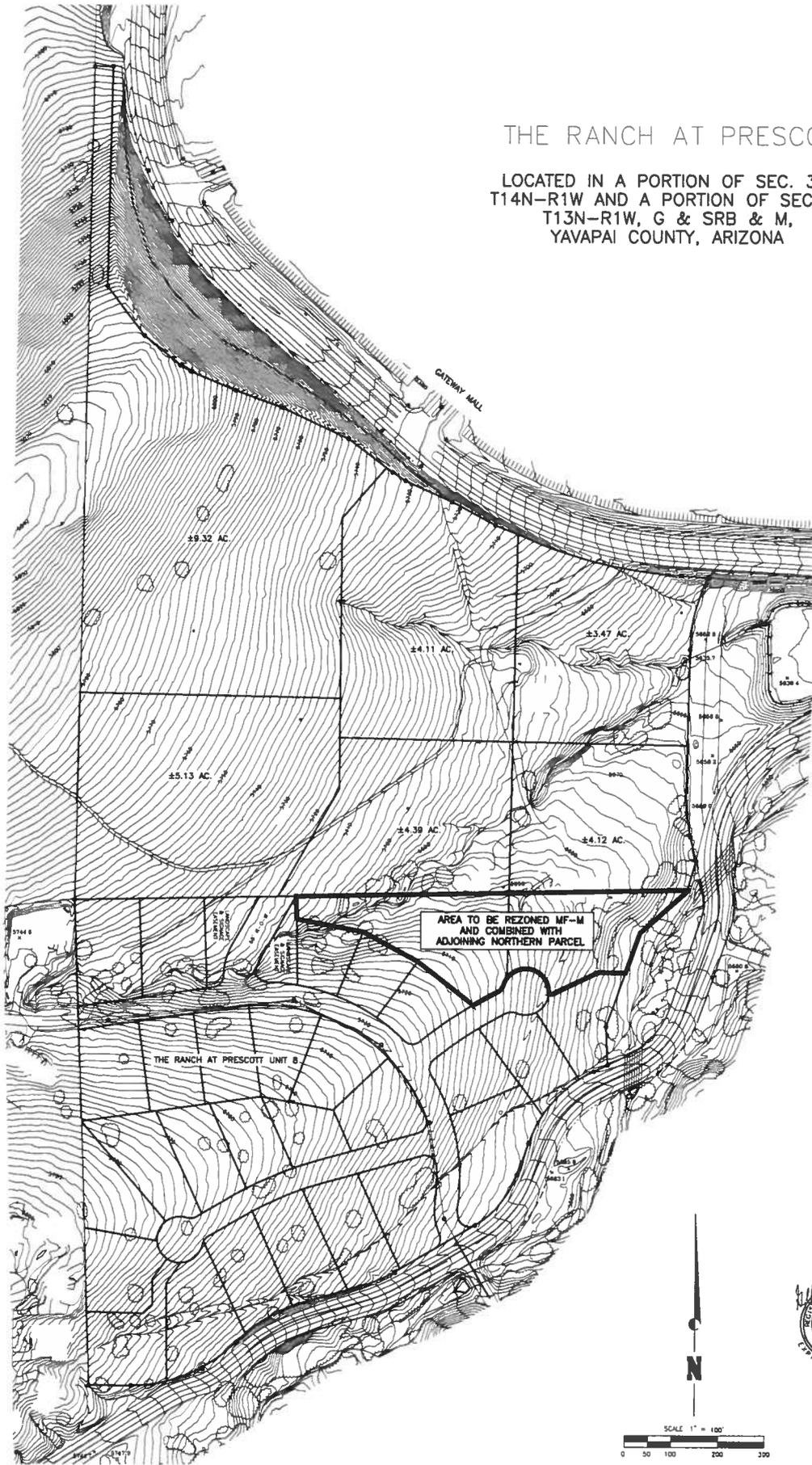
1. Vicinity and Current Zoning Map
2. Proposed area to be rezoned.

**Recommended Action:**

1. **MOVE** to Recommend approval of RZ14-002, rezoning all or part of APN's: 103-44-129, 130, 131, 132, 133 & 134 from SF-12 to MF-M.

# THE RANCH AT PRESCOTT

LOCATED IN A PORTION OF SEC. 31,  
T14N-R1W AND A PORTION OF SEC. 6,  
T13N-R1W, G & SRB & M,  
YAVAPAI COUNTY, ARIZONA



AREA TO BE REZONED MF-M  
AND COMBINED WITH  
ADJOINING NORTHERN PARCEL

THE RANCH AT PRESCOTT UNIT 8



REVISED 9.8.14 GHM

**NEXUS SOUTHWEST, LLC**  
REGISTERED LAND SURVEYORS  
212 S. MARINA STREET  
PRESCOTT, AZ 86303  
(928) 778-5101

JOB NO 08-039	DRAWN GHM
CREW CALED	DATE 2-28-14
CLEW RWLTD	CHECKED GHM
SCALE 1"=100'	DATE 2-28-14