

NAVAJO COUNTY AGENDA ITEM REQUEST FORM

Meeting Date: March 24, 2015	Time Needed: 10 minutes						
Requesting Department: Public Works/P&Z	Presenter(s) Name: Trent Larson						
Motion before the Board: Consideration and possible adoption of Resolution ____-15, approving/denying a Special Use Permit to allow a Wireless Cell Tower on APN 409-20-015G not to exceed 140 feet in height.							
Recommendation: (who, what, where, when, how, etc.) Request Board action.							
Background: (why should it be done, what will happen if not approved, etc. include resolution)							
<p>AT&T/Pinnacle Consulting, Inc has requested a Special Use Permit for a Wireless Cell Tower on the parcel referenced above that is owned by Chris & Judy Gill. The requested permit is to allow for installation of a 140' tall Cellular Tower. The cell tower will be a monopole with an 11.5'x20' operations equipment shelter on the property. The project manager for AT&T contacted the owners of other towers located in the area to try and reach an agreement for colocation, however it was determined this was not technically feasible. The Planning & Zoning staff has reviewed the materials submitted and, the application and required documents are complete and in order. The Planning & Zoning Commission met on February 19, 2015, and recommended approval of the Special Use Permit 8-0.</p> <p>Thank you for your consideration of this request.</p>							
Fiscal Impact: (what will it cost, where funds will come from, is it budgeted, etc.)							
Reviewed and approved by:	<table style="width:100%; border:none;"> <tr> <td style="text-align:center;">County Manager <input type="checkbox"/></td> <td style="text-align:center;">County Attorney <input type="checkbox"/></td> <td style="text-align:center;">Human Resources <input type="checkbox"/></td> <td style="text-align:center;">Finance <input type="checkbox"/></td> <td style="text-align:center;">IT <input type="checkbox"/></td> <td style="text-align:center;">Public Works <input type="checkbox"/></td> </tr> </table>	County Manager <input type="checkbox"/>	County Attorney <input type="checkbox"/>	Human Resources <input type="checkbox"/>	Finance <input type="checkbox"/>	IT <input type="checkbox"/>	Public Works <input type="checkbox"/>
County Manager <input type="checkbox"/>	County Attorney <input type="checkbox"/>	Human Resources <input type="checkbox"/>	Finance <input type="checkbox"/>	IT <input type="checkbox"/>	Public Works <input type="checkbox"/>		
Board Action Taken							
Approved <input type="checkbox"/>	Denied <input type="checkbox"/>	No Action <input type="checkbox"/>	Continued <input type="checkbox"/>	Continued to: _____			
Approved with changes as follows: _____							
Clerk's Notes							
Date:	Initial:						

REMINDER: Email this coversheet and all backup documentation to **BOS.Clerk** by **12:00 p.m. the Tuesday prior to the Managers' meeting.** Please be present at the Agenda Meeting to ensure placement on the agenda.



NAVAJO COUNTY PUBLIC WORKS DEPARTMENT

STAFF REPORT

BOARD OF SUPERVISORS

HEARING DATE: March 24, 2015

CASE#: 14-38

ACTION: Special Use Permit

PROJECT NAME: AT&T Cell Tower

PARCEL INFORMATION:

Owner/Applicant: Chis & Judy Gill / AT&T-Pinnacle Consulting, Inc

Location: 6928 Hwy 260 Linden, AZ 85901

APN: 409-20-015G

Legal Desc: A portion of Section 4, Township 10N, Range 21E of the Gila and Salt River Meridian.

District: IV – Supervisor Williams

Parcel Size: 1 acre - lease area = 1,600 square feet

REQUEST: Pinnacle Consulting, Inc is requesting a Special Use Permit on behalf of AT&T. The requested permit is to allow for installation of a 140' tall Cellular Tower. The cell tower will be a monopole with an 11.5'x20' operations equipment shelter on the property.

GENERAL CHARACTER OF NEIGHBORHOOD: This parcel and the surrounding area is primarily used for commercial purposes. The proposed site is currently used as a portable storage unit rental and storage center. This site was selected because it is ideally situated with good line of site to neighboring telecommunication points.

ZONING DISTRICTS:

Zoning: C-R; Commercial Residential zoning district

Article: 15, Section 1501

Purpose: The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some uses of a light manufacturing nature.

ZONING ORDINANCE:

Article: 20 – Special Uses

Section: 2001 – Special Uses

2001.33 - Television, wireless towers, and radio transmitter towers and stations, subject to approval by Federal Regulatory Agencies.

FINDINGS OF FACT:

1. The legal notice for this item has been printed in the Holbrook Tribune and placards were posted in the neighborhood, in compliance with Arizona Revised Statutes and Article 29.
2. The applicant has submitted the plans and supporting statement required by Section 2002(1).
3. The proposed use is one for which a Special Use Permit may properly be granted pursuant to Section 2001(33): “Television, wireless towers, and radio transmitter towers and stations, subject to approval by Federal Regulatory Agencies”.
4. Staff has reviewed the submitted materials, site plans and related exhibits in accordance with the Navajo County Zoning Ordinance requirements for a Special Use Permit. Staff finds that the submitted documentation conforms to the requirements of the Ordinance and the promotion of the health, safety and welfare of the public.

PUBLIC COMMENTS & CONCERNS:

As of the date of preparation of this staff report, 0 comments in favor and 1 opposed have been expressed by the public.

PLANNING COMMISSION: At the February 19, 2015 hearing the Planning & Zoning Commission unanimously recommended approval of the Special Use Permit with a vote of 8-0.

DEPARTMENT COMMENTS:

COUNTY ATTORNEY’S OFFICE: There are no legal issues at the present time with this Special Use Permit as long as all local, County, State and Federal laws and regulations are adhered to.

Initial: B.C.

ENGINEERING COMMENTS: No objections to the proposed land use as long as all conditions listed below are met. Initial: B.B.

FLOOD CONTROL COMMENTS: No objections to the proposed land use as long as all condition listed below are met. Initial: B.B.

PLANNING & ZONING DEPARTMENT: The owners of this property have agreed to lease a 1'600 square foot portion of this site to AT&T to install a cellular tower contingent on the approval of this Special Use Permit. The project manager for AT&T contacted the owners of other towers located in the area to try and reach an agreement for colocation, however it was determined this was not technically feasible. Staff has reviewed all the applicants' materials and found they are in order and ready for action by the Board. Initial: T.L.

PUBLIC WORKS RECOMMENDATION: Should the Board of Supervisors approve this Special Use Permit, staff recommends the following conditions be applied:

1. The Special Use Permit shall permit 1 wireless communication tower, not to exceed 140 feet in height, and accessory structures necessary for the operation of the tower on the subject property.
2. The permitted Special Use shall be allowed to occur only in the location shown on the approved site plan.
3. The Special Use Permit shall run with the land.
4. The applicant shall obtain a Building Permit from Navajo County for such tower prior to commencing construction.
5. Security fencing may be used to protect the equipment and will be at the discretion of the owner.
6. The applicant must meet all State and Federal requirements concerning communication towers prior to any building permits being issued. The tower design is less than 200 feet in height and therefore does not require lighting per FAA guidelines.
7. If the permitted Special Use is not utilized within a twelve (12) month period from the date of approval by the Board of Supervisors, this permit shall become null and void.
8. If the tower is no longer being utilized the property owner shall cause, at his expense, the removal of all components of this tower within a 90-day period.
9. The Owner shall provide all reasonable cooperation to other public and private users who may be interested in co-location on this tower and shall consider such co-location upon commercially reasonable terms, unless such co-location is not technically feasible.



NAVAJO COUNTY PUBLIC WORKS DEPARTMENT

PLANNING & ZONING

Post Office Box 668 - 100 East Code Talkers Drive

Holbrook, Arizona 86025

(928) 524-4100 FAX (928) 524-4122

www.navajocountyaz.gov

SPECIAL USE PERMIT APPLICATION

(also to be used for an Amendment to an approved/existing Special Use Permit)

SITE & PROPOSAL INFORMATION:

PROJECT NAME: AT&T AZFSU2485 FA.12820215 Maxwells
PROPOSED USE OF PROPERTY: New Wireless Communication Facility: New 140-foot high monopole, associated antennas and ground equipment to be used for wireless phone, internet and E911 services
SPECIAL USE CATEGORY: be used for wireless phone, internet and E911 services
LOCATION (include nearest town/city): 6928 SR 260 Hwy, Linden, AZ 85901
GENERAL DIRECTIONS TO PARCEL: North side of SR 260 Hwy - NW of Show Low at Linden Maxwell UHaul
ADDRESS (if known): 6928 SR 260 Hwy, Linden, AZ 85901
PROPERTY SIZE: 47,346.15 Square Feet
LEGAL DESCRIPTION: Township. Proposed 1600 Square Foot Lease Area SE Corner Sec. 4, Township 10N, Range 21E
ASSESSOR PARCEL NO.: APN 409-20-015-G
SUBDIVISION NAME:
PRESENT USE OF PROPERTY: Commercial UHaul Rental Center and Satellite Dish Sales
CURRENT ZONING: C-R Commerical Residential
PROPOSED ZONING: Special Use Permit for Wireless Communication Facility

OWNER & CONTACT INFORMATION:

OWNER'S NAME: Chris and Judy Gill
OWNER PHONE NO.: 928-532-7266
OWNER EMAIL ADDRESS: oceansunlimited@frontiernet.net
OWNER MAILING ADDRESS: 882 Kimberley Ln
CITY: Show Low, AZ 85901
DATE OF OWNERSHIP:

CONTACT NAME: Scott Quinn
COMPANY NAME: Quinn United for Pinnacle Consulting and AT&T
CONTACT PHONE NO.: 602-909-8885, FAX 623-321-9911
CONTACT EMAIL ADDRESS: scottquinn@quinnunited.com
CONTACT MAILING ADDRESS: 3655 W Anthem Wy A109-250
CITY: Anthem, AZ 85086

OWNER'S AFFIDAVIT:

I, (print name) CHRISTOPHER & JOOY GILL, being duly sworn, depose and say that I am the owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

Christopher Gill
Owner's Signature

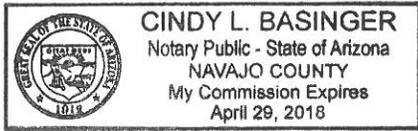
Jooey Lee Gill

STATE OF Arizona)
COUNTY OF NAVAJO) SS

Sworn and subscribed before me on this 12th Day of December, 20 14

Cindy L. Basinger
Notary Public

April 29, 2018
My Commission Expires



For Staff use only:

Accepted by: _____

Date: _____

Submittal Approved: _____

Date: _____

Fee: _____

Case #: _____

Planning Commission: _____

Action: _____

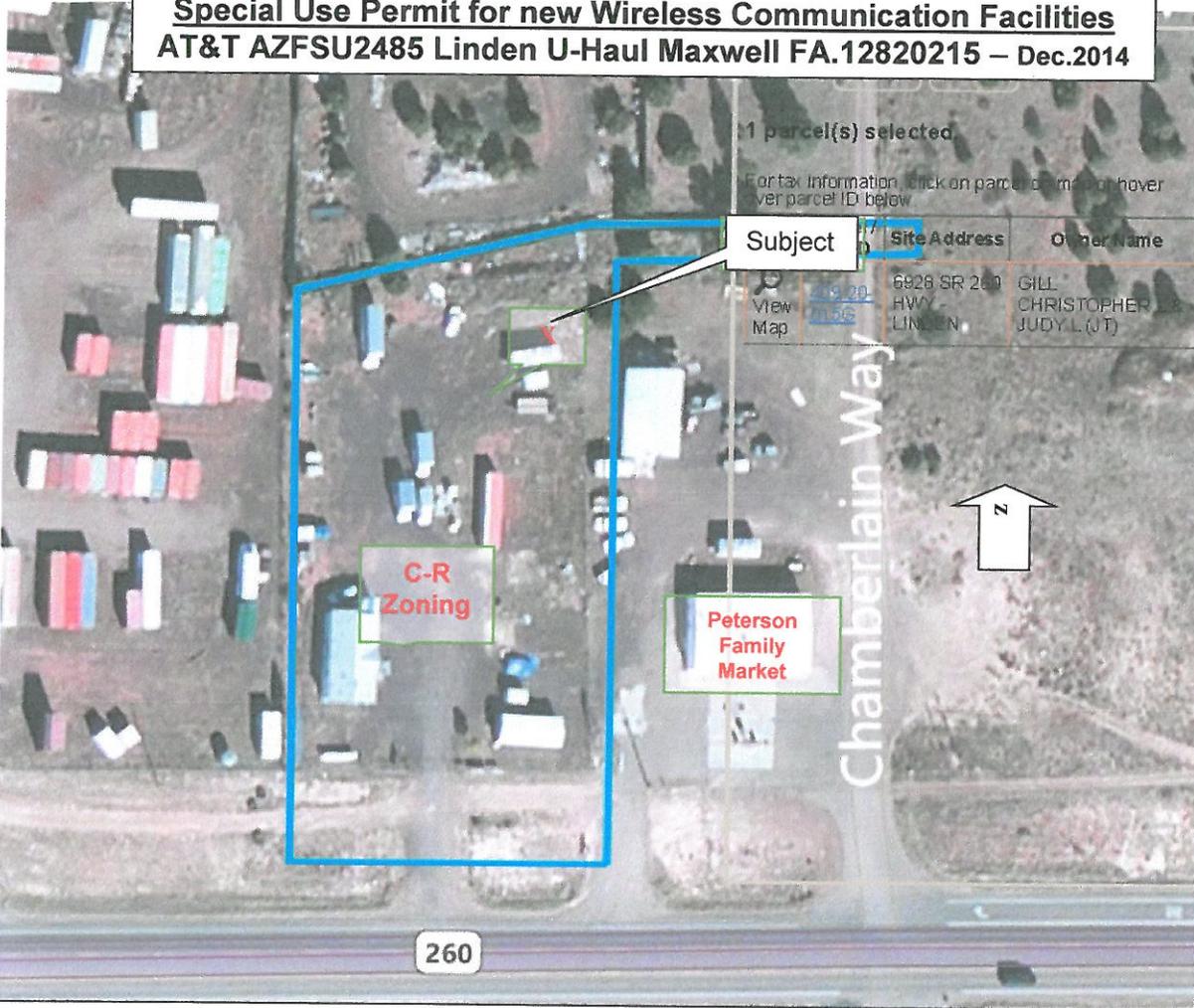
Board of Supervisors: _____

Action: _____

Notes / Stipulations: _____



Special Use Permit for new Wireless Communication Facilities
AT&T AZFSU2485 Linden U-Haul Maxwell FA.12820215 – Dec.2014



Subject Property: Chris and Judy Gill – 928 SR 260 Hwy, Linden, AZ 85901 (APN 409-20-015-G)



APPLICANT: SCOTT QUINN - QUINN UNITED FOR AT&T AND PINNACLE CONSULTING
 Member of the American Planning Association and National Association of Realtors
 3655 West Anthem Way A109-250, Anthem, AZ 85086
 602-909-8885, scottquinn@quinnunited.com, 623-321-9911 Fax



PROPOSAL

Propose a new 140-foot high monopole to accommodate AT&T wireless communication antennas to be located at the 135'-0" foot centerline. The associated radio equipment will be placed at the base of the pole inside of a new shelter.

- The 140-foot high monopole designed for AT&T will be structurally engineered for at least 2 other future wireless providers.
- AT&T will propose (12) twelve flat panel antennas, mounts, and all appurtenances at the 136'-0" foot centerline of the monopole and to be painted non-reflective off white color to match the monopole to help blend in with its surroundings.
- Each antenna will have a maximum size of 16-inches by 8-feet in length.
- All coaxial cables will be routed through the inside of existing pole.
- The associated radio equipment will be placed at the base of the pole inside of a new earth-tone rock textured shelter.

PURPOSE OF THE REQUEST

AT&T is a wireless telephone, internet and E911 service provider that services greater Navajo County. As technology changes and consumer demands increases and enhanced service becomes a necessity. The rural areas of Navajo County can typically be covered by upgrading existing AT&T collocated sites but as you approach areas of increased population density the bandwidth demands increases causing a greater strain on the network. AT&T has roaming agreements with companies such as CellularOne that help to support the network but with technology changes and consumer demands the roaming agreement does not provide the capacity or technology needed to support the network.

With AT&T recent purchase of Cricket Wireless and Direct TV it will only increase the demands for expansion of the network and the potential to provide competitive bundle services.

The other need for the expansion is the change from the current 3G technology to 4G technology which is Long Term Evolution (LTE) that enables the delivery of voice and high-definition video streaming capabilities. LTE mainstream video requires increased demands on the bandwidth and greater sensitivity with precise line of site accuracy to connect to surrounding sites.

COLLOCATION POSSIBILITIES AND CURRENT NETWORK EXPANSION

AT&T network is built and in place throughout most of Navajo County as evidence by the multiple collocation applications that the Navajo County Planning, Zoning, and Permit Department process. In areas that have lack coverage the roaming agreement with companies like CellularOne help provide some of the coverage. However, roaming areas are becoming increasingly challenged to provide adequate coverage for the



services that AT&T provides as part of its 4G LTE conversion that require AT&T to expand its network.

SITES THAT ARE PART OF THE CURRENT EXPANSION:

F486 Navopache Tower at 4662 Sky Hi Rd – AT&T is proposing to collocate

F476 Porter Mtn USFS – AT&T is proposing to collocate on Mtn Top Comm Tower

F473 Show Low High School – AT&T is proposing to locate on a new ballfield lightpole

F474 Show Low City property across from Fire Dept – locate on new ballfield lightpole

F506 Show Low Hospital – Propose location on the rooftop

F475 Show Low City water tank property – Propose new fake pine tree

F539 Sunrise Park Ski Area – Propose new fake pine tree

OTHER EXISTING COMMUNICATION FACILITIES

- Approach Linden Fire Department about collocation on the its tower that we were informed that we needed to work with CellularOne. When CellularOne was approached they were nonresponsive about collocation.
- Public utility poles lacked the available ground space needed and the appropriate height for the Radio Frequency signal.
- Other existing vertical elements were eliminated due to unwilling landlords, unavailable height, ground space, and physical site restraints.
- This particular parcel was chosen due to the commercial zoning and the specific radio frequency engineering design criteria.
- A structural analysis will be completed to assure engineering that can support additional weight loading for future collocations.
- The coaxial cable will be routed through the inside of the pole rather than on the outside.
- Locating in a Commercial District rather than residential area is the best attempt at complying with to the Navajo County due to no existing vertical with the required height in the area and the proposal meets the intent of Federal Telecommunications Act requirements.
- The following is an outline of how AT&T will comply with all Federal, State, County and Local regulations with respect to wireless communication facilities guidelines:

RELATIONSHIP TO SURROUNDING PROPERTIES

The subject facility is zoned C-R Commercial Residential. To the North, East, South, and West are all Commercial or Industrial Uses that compatible with the subject proposal of an unmanned wireless communication facility. Please see drawings regarding specific setback distances.



LOCATION & ACCESSIBILITY

- Access to wireless facility can occur via existing driveway and gate entrance.
- Average trips will be the typical once a month routine maintenance which will also be used for any emergency service repairs or any non routine site visits.

DEVELOPMENT SCHEDULE Construction to commence upon permit issuance

RADIO FREQUENCY EMISSIONS

PCS facility will fall within the portion of the electromagnetic spectrum, which transmits non-ionizing radio waves. “Non-ionizing” electromagnetic emissions, at the low levels associated with this type of wireless technology, are not harmful to living cells. Among the items which result in non-ionizing electromagnetic emissions are police/fire/EMS radios, television broadcasts, CB radios, microwave ovens, baby monitors, home wireless phones, garage door openers, and many other items used in day to day life. Not to be confused with “ionizing” electromagnetic emissions which include ultra-violet light, medical x-rays and gamma rays.

RADIO FREQUENCY FCC COMPLIANCE

The FCC allows AT&T to operate in the 1850-1865 and 1895-1905 MHz “receive” frequencies and 1930-1945 and 1975-1985 MHz “transmit” frequencies. The power required to operate the facility typically does not exceed 200 watts per channel, and thus, the Cricket facility is by design a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced. When operational, the transmitted signals from the site will consist of non-ionizing waves typically generated significantly lower than the FCC standard for continuous public exposure of 900 microwatts per square centimeter.

CIRCULATION SYSTEM No changes are proposed to the existing circulation system.

COMMUNITY FACILITIES AND SERVICES No impact on local schools.

PUBLIC UTILITIES & SERVICES

ELECTRICITY	200 Amp service is required
GAS	NA
WATER	NA
REFUSE	NA
POLICE	NA – Unmanned facility
FIRE	NA – consist of metal equipment and electrical grounding
SCHOOL	NA
URGENT CARE	NA – Unmanned facility
HOSPITAL:	NA – Unmanned facility



OTHER INFORMATION AND COMMUNICATION FACILITIES AND SERVICES

- No drainage report included with this application due to being a developed parcel
- No Traffic Impact Study is provided due to only one trip generation per month
- The Radio Frequency will operate in the FCC approved license frequency range
- The use will not cause an adverse impact on adjacent properties
- There will be no emissions of odor, dust, gas, noise, vibration, heat, or glare at a level exceeding ambient conditions.
- The subject proposal will not contribute in measurable ways to deterioration of the area contributing to the lowering of property values. In fact, the enhanced coverage and options available should help as an additional selling feature for any property owner within the general area.
- Further, the proposed communications facility will not result in conditions or circumstances contrary to the public health, safety and welfare.

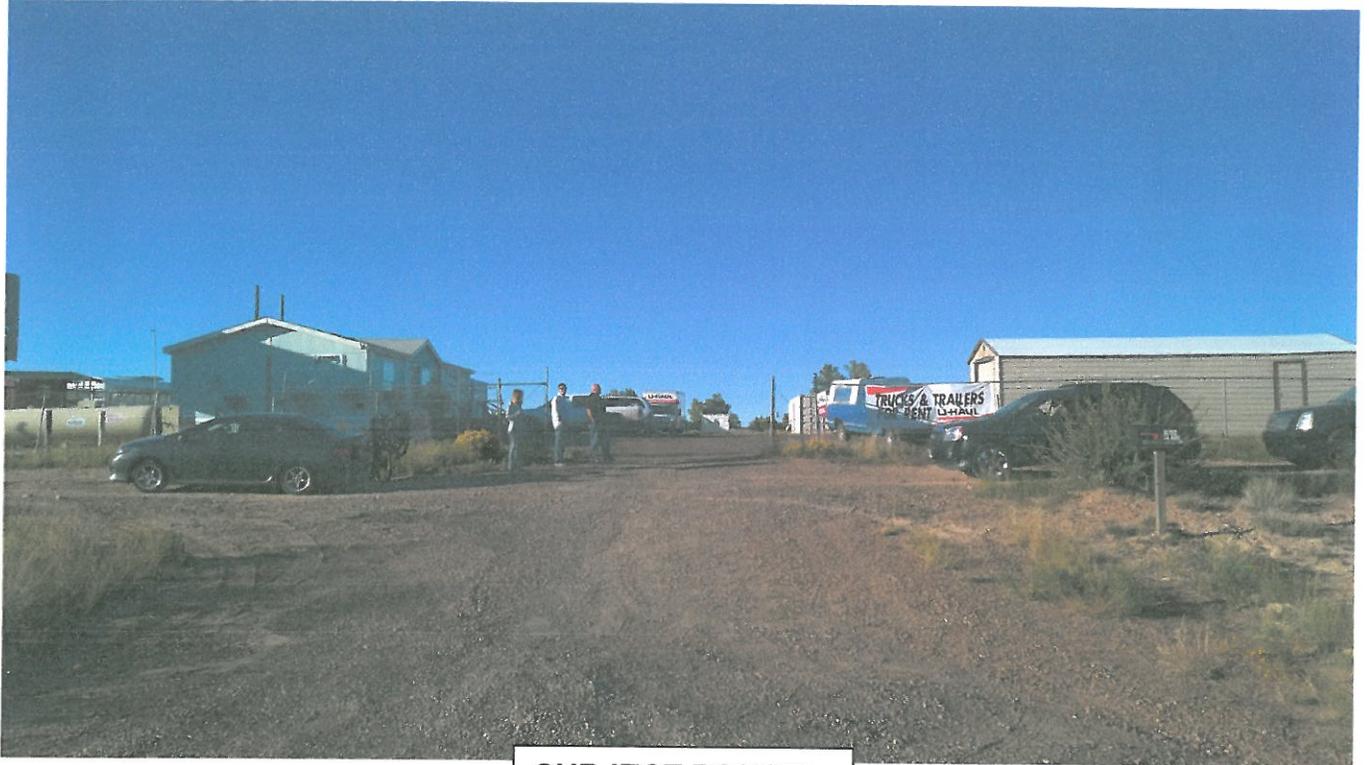
The proposed design will be engineered certified to be in compliance with all Zoning Ordinances, including Navajo County Ordinance Special Use Permit criteria, International Building, Electric, and Fire Codes. The proposed wireless communication facility will meet or exceed all Federal, State, Local Government agency requirements including the Federal Communication Commission (FCC) and the Radio Frequency (RF) exposure standards. As a result, the proposed project will be in compliance with all sections of the Navajo County zoning ordinance and code requirements.

AT&T is excited about the opportunity to bring enhanced service to the greater Navajo County area. As a result, residents and tourist will benefit from the improved coverage and options available. The improvements will help to enhance E-911, County, and Public communication services.

Please refer to the drawings and supplemental information for any further clarification.

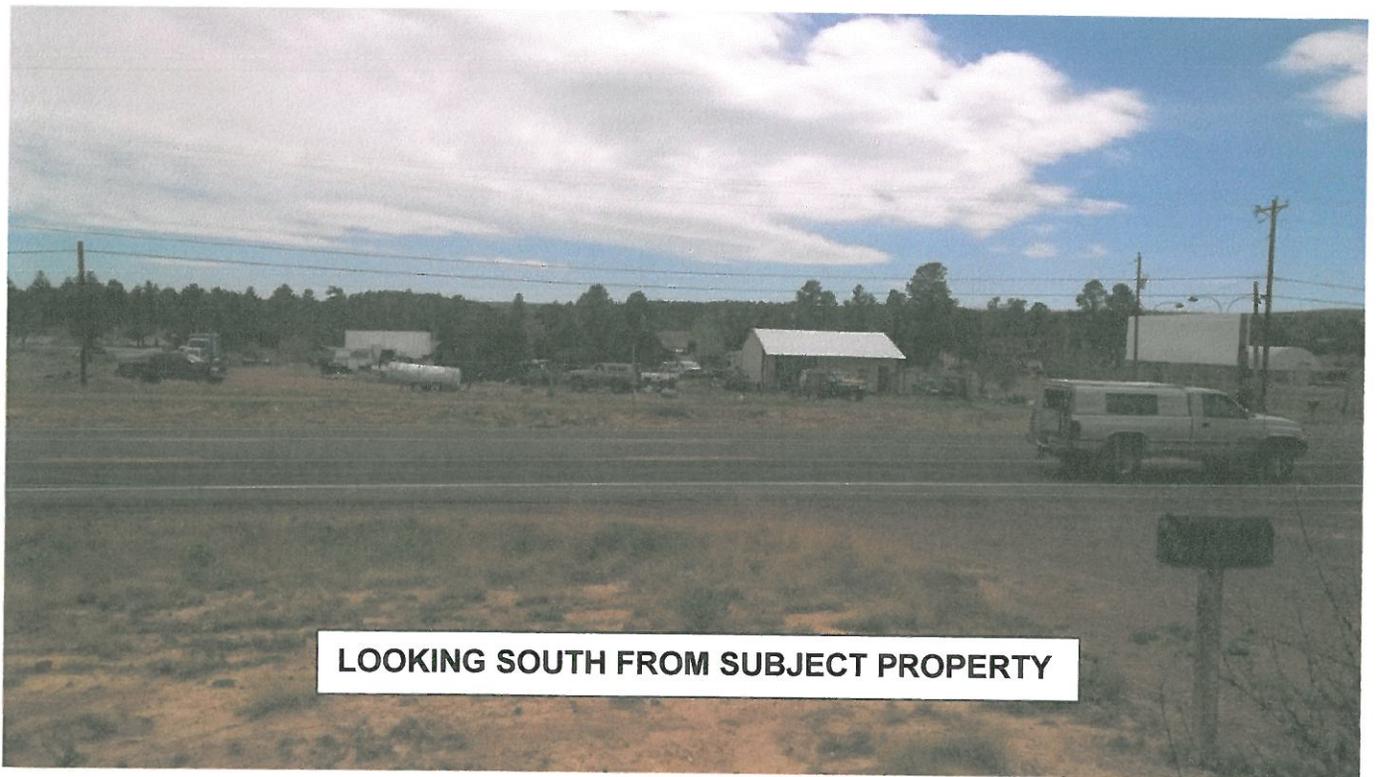
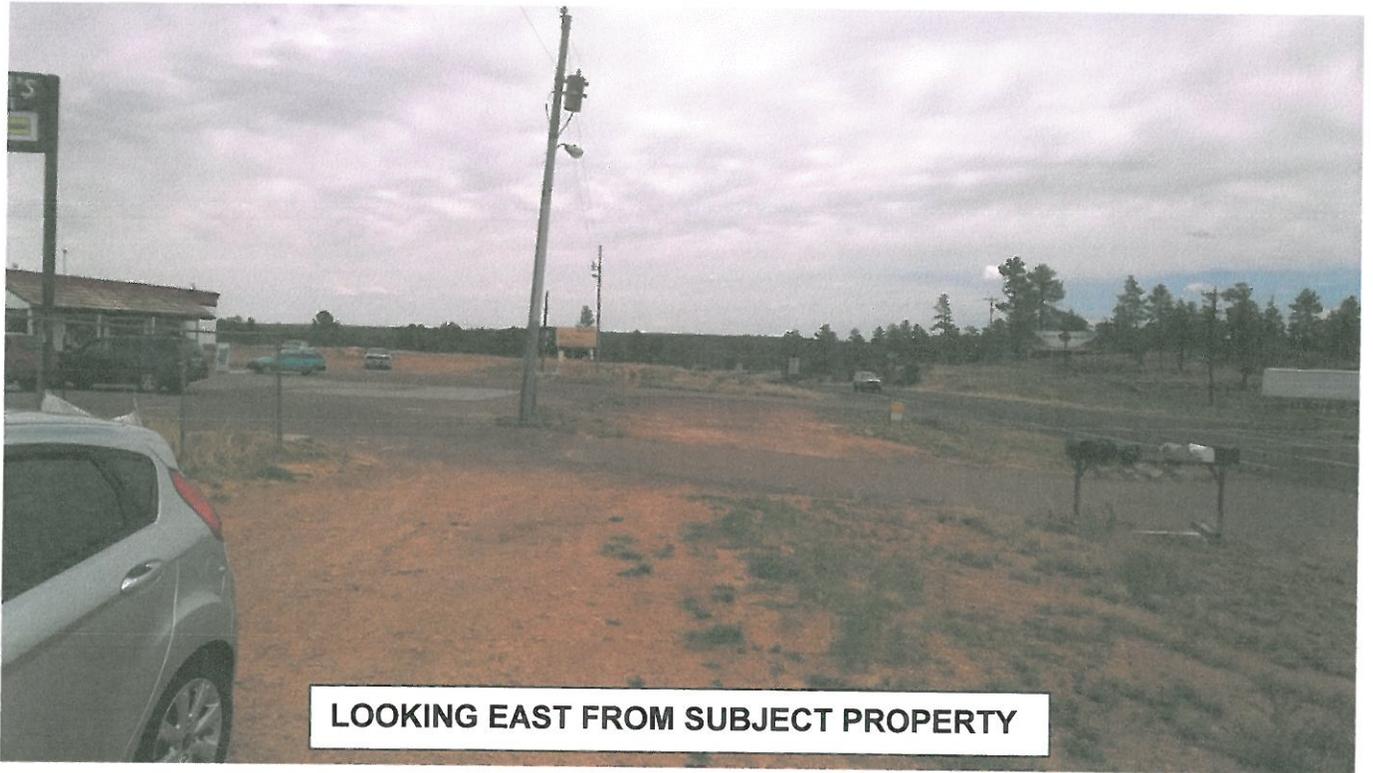
Sincerely,

APPLICANT: SCOTT QUINN - QUINN UNITED FOR AT&T, AND PINNACLE CONSULTING
Member of the American Planning Association and National Association of Realtors
3655 West Anthem Way A109-250, Anthem, AZ 85086
602-909-8885, scottquinn@quinnunited.com, 623-321-9911 Fax



SUBJECT PARCEL





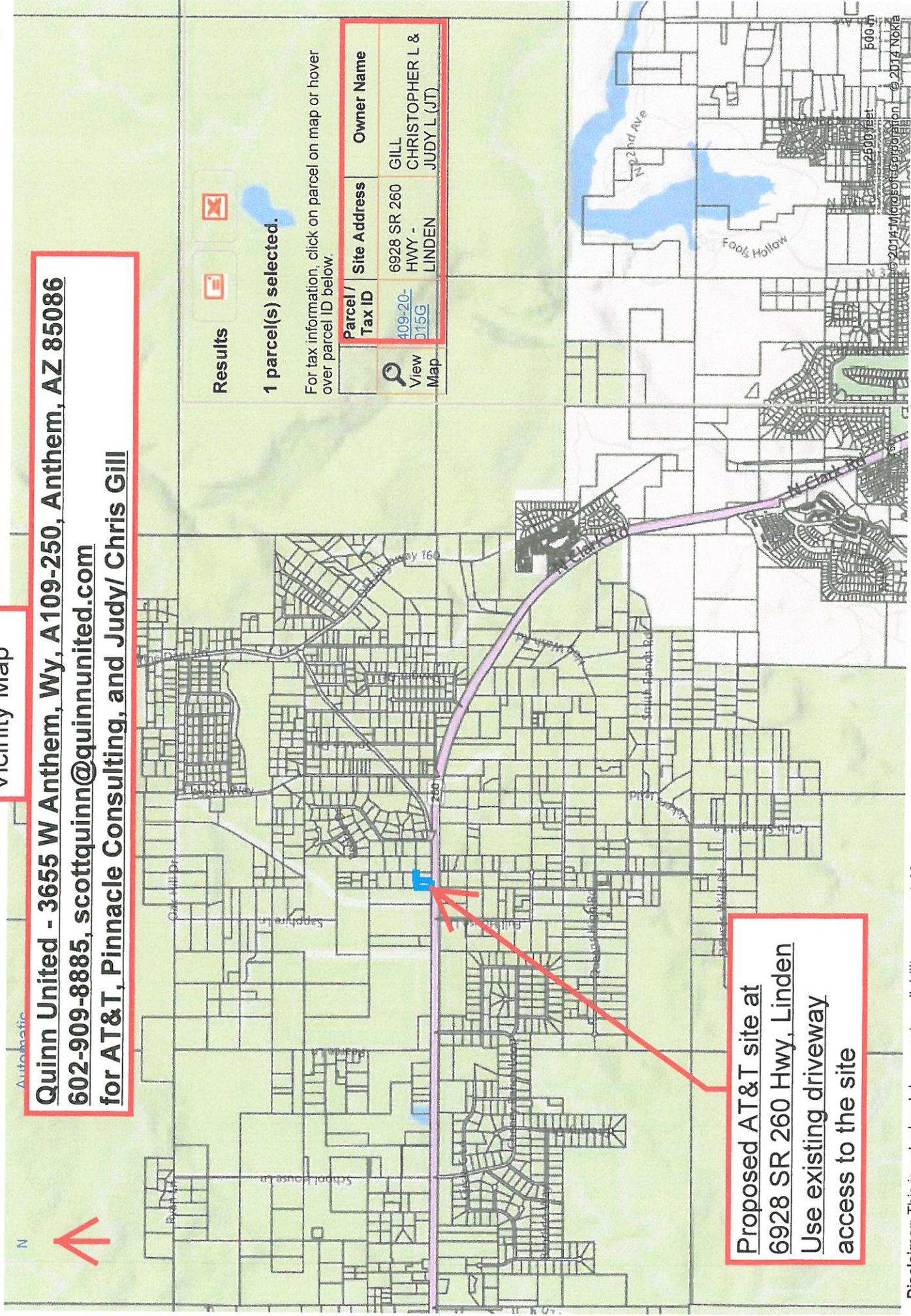


Property Information Search

Home Back to Search Page

Vicinity Map

Quinn United - 3655 W Anthem, Wy, A109-250, Anthem, AZ 85086
602-909-8885, scottquinn@quinnunited.com
for AT&T, Pinnacle Consulting, and Judy/ Chris Gill



Results

1 parcel(s) selected.

For tax information, click on parcel on map or hover over parcel ID below.

Parcel / Tax ID	Site Address	Owner Name
409-20-015G	6928 SR 260 HWY - LINDEN	GILL CHRISTOPHER L & JUDY L (JT)

Proposed AT&T site at 6928 SR 260 Hwy, Linden
Use existing driveway access to the site

Disclaimer: This is not a legal document, no liability assumed. Map prepared from available data, for information only.

<http://navajocountyaz.gov/pubworks/genii/parcels2/ParcelBase/BingMap.aspx>

MAXWELLS



1401 S. UNIVERSITY
MESA, AZ 85204

CONTRACT # 2014-001



1401 S. UNIVERSITY # 401
CHANDLER, AZ 85226

PROJECT NO.	0004
DESIGNER	CI
CHECKED BY	TH

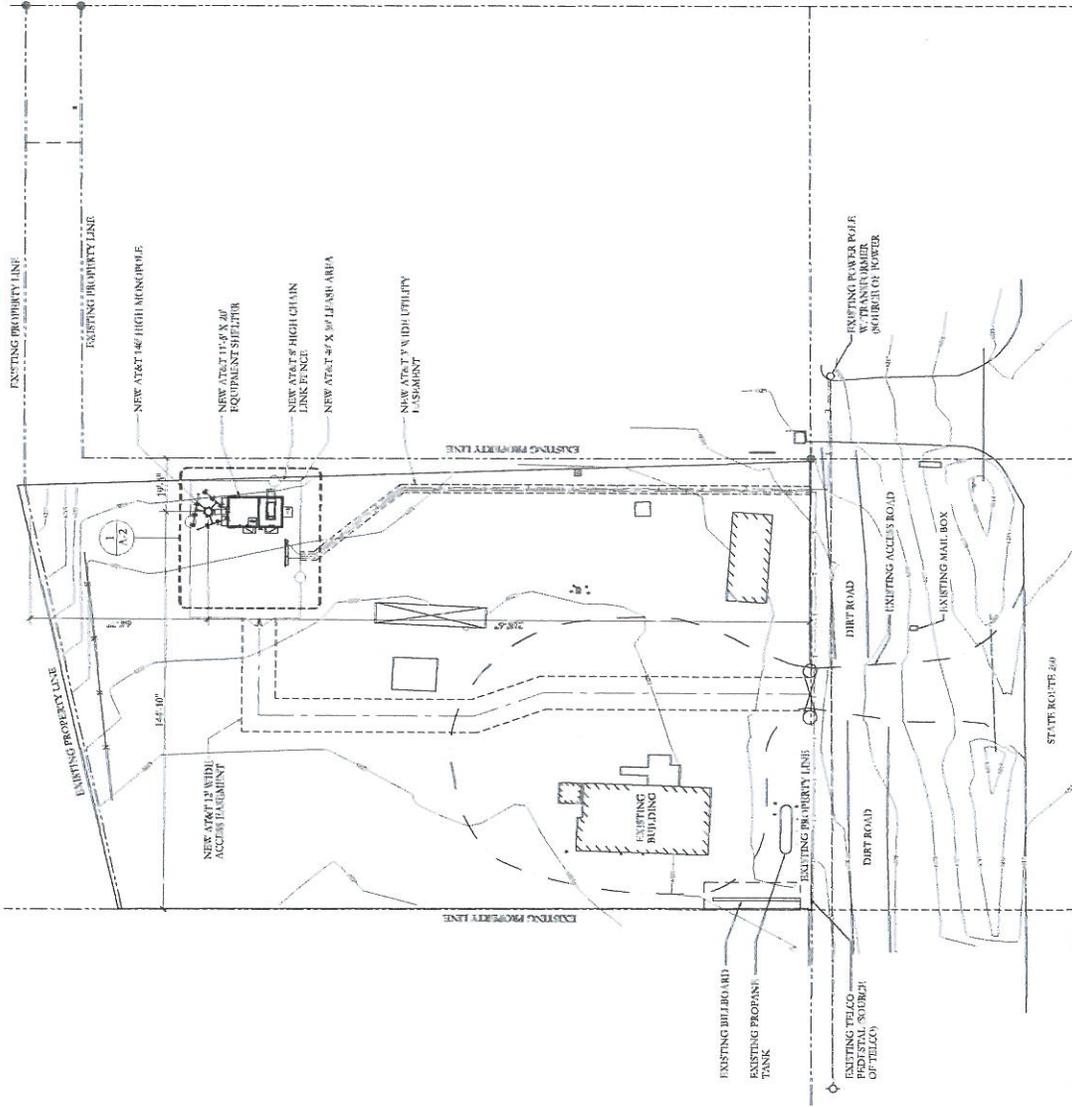
NO.	DATE	DESCRIPTION
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5	10/1/14	ISSUE FOR PERMITS
6	10/1/14	ISSUE FOR PERMITS
7	10/1/14	ISSUE FOR PERMITS
8	10/1/14	ISSUE FOR PERMITS
9	10/1/14	ISSUE FOR PERMITS
10	10/1/14	ISSUE FOR PERMITS

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

MAXWELLS
AZEL2485
401 S. UNIVERSITY
CHANDLER, AZ 85226

SHEET TITLE:
SITE PLAN

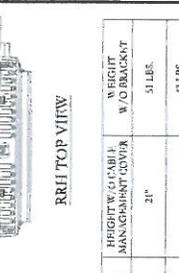
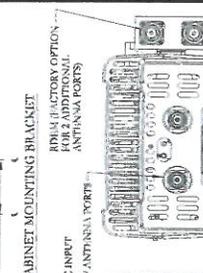
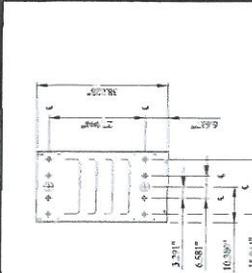
SHEET NUMBER
A-1



AS SHOWN SCALE: 1" = 20'-0"
PRINTED SCALE: 1" = 40'-0"

SITE PLAN

2

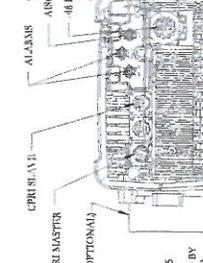
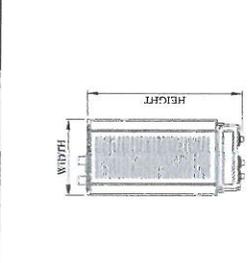


RRH TOP VIEW

SIZE AND WEIGHT TABLE	WIDTH	DEPTH	HEIGHT W/ CABINET	HEIGHT W/O BRACKET	W. WEIGHT
RRH 1900 MHz (600)	12.2"	10.8"	21"	21"	51 LBS.
RRH 1900 MHz (600)	12"	9"	25"	25"	41 LBS.
RRH 1900 MHz (600)	11.5"	5.7"	24.8"	24.8"	42.9 LBS. (W/O SOLAR SHIELD)

MINIMUM CLEARANCE TABLE

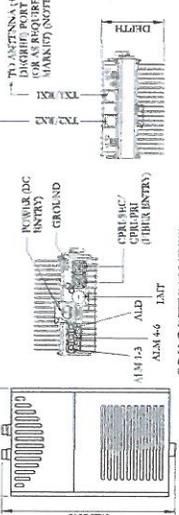
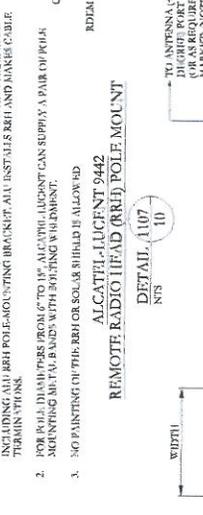
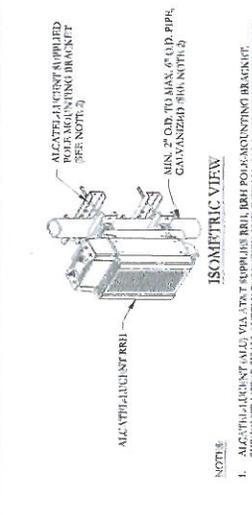
RRH CABINET	CLEARANCE (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
BACK	2"	ZERO CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING



RRH TOP VIEW

SIZE AND WEIGHT TABLE	WIDTH	DEPTH	HEIGHT	HEIGHT W/O BRACKET	W. WEIGHT
RRH 1900 MHz (600)	11.4"	9.9"	18.2"	18.2"	50 LBS.
RRH 1900 MHz (600)	10.9"	9.7"	21.1"	21.1"	48.0 LBS.
RRH 1900 MHz (600)	11.2"	9.7"	25.4"	25.4"	46.3 LBS.
RRH 1900 MHz (600)	11.2"	5.9"	20.0"	20.0"	46.1 LBS.
RRH 1900 MHz (600)	15.4"	5.1"	25.2"	25.2"	46.1 LBS.

WALL BRACKET WEIGHT: 0 lbs (6 lbs 6 oz) TO 6" POLE BRACKET: 6 lbs 6 oz (4 lbs 10 oz) TO 6" POLE BRACKET: 6 lbs 6 oz (4 lbs 10 oz)

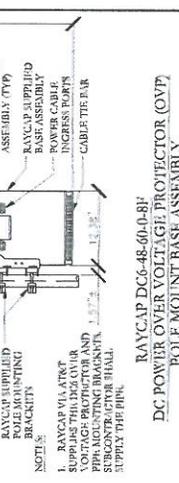
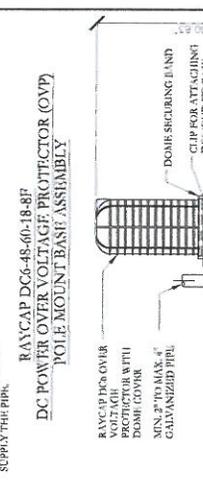
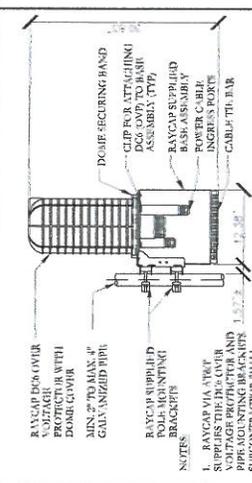


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TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING



RAYCAP POLE MOUNT DETAIL

SCALE: NTS	1
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ANTENNA (G7E)
 MANUFACTURER: ANDREW
 PART#: 598H180C
 WEIGHT: 46.1 LBS (W/ BRACKET)

ANTENNA (UMTS)
 MANUFACTURER: ANDREW
 PART#: 598H180C
 WEIGHT: 46.1 LBS (W/ BRACKET)

NOTE: RAYCAP EQUIPMENT SUPPLIED W/ ANTENNA. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS RECOMMENDING APPROVAL OF A SPECIAL USE PERMIT FOR A CELLULAR TOWER

WHEREAS, an application for a Special Use Permit was duly filed by AT&T to construct a 140 foot Monopole Cellular Tower; and

WHEREAS the application concerns the following real property in Navajo County: APN: 409-20-015G, a.k.a. a portion of Section 4, Township 10 North, Range 21 East of G&SRM in the Show Low area; and

WHEREAS, the applicant has the legal right to use the above described property according to a Deed of Trust recorded in the Office of the Navajo County Recorder on April 10, 1992 as Fee No. 1992-05346; and

WHEREAS, the Planning & Zoning Commission, recommended approval at the hearing held on February 19, 2015; and

WHEREAS, the Navajo County Board of Supervisors, after considering the testimony and other evidence presented at the hearing as well as the recommendations of staff, found that the Special Use Permit was consistent with the public health, safety and general welfare and should be approved.

NOW, THEREFORE, BE IT RESOLVED that the Navajo County Board of Supervisors hereby **APPROVES** the Special Use Permit subject to the following conditions:

1. The Special Use Permit shall permit 1 wireless communication tower, not to exceed 140 feet in height, and accessory structures necessary for the operation of the tower on the subject property.
2. The permitted Special Use shall be allowed to occur only in the location shown on the approved site plan.
3. The Special Use Permit shall run with the land.
4. The applicant shall obtain a Building Permit from Navajo County for such tower prior to commencing construction.
5. Security fencing may be used to protect the equipment and will be at the discretion of the owner.

6. The applicant must meet all State and Federal requirements concerning communication towers prior to any building permits being issued. The tower design is less than 200 feet in height and therefore does not require lighting per FAA guidelines.
7. If the permitted Special Use is not utilized within a twelve (12) month period from the date of approval by the Board of Supervisors, this permit shall become null and void.
8. If the tower is no longer being utilized the property owner shall cause, at his expense, the removal of all components of this tower within a 90-day period.
9. The Owner shall provide all reasonable cooperation to other public and private users who may be interested in co-location on this tower and shall consider such co-location upon commercially reasonable terms, unless such co-location is not technically feasible.

PASSED AND ADOPTED by the Navajo County Board of Supervisors by a vote of _____ yeas and _____ nays on March 24, 2015.

Navajo County Board of Supervisors

Dawnafe Whitesinger, Chairwoman

ATTEST:

Melissa Buckley, Clerk of the Board

RESOLUTION NO. _____

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS RECOMMENDING DENIAL OF A SPECIAL USE PERMIT FOR A CELLULAR TOWER

WHEREAS, an application for a Special Use Permit was duly filed by AT&T to construct a 140 foot Monopole Cellular Tower; and

WHEREAS the application concerns the following real property in Navajo County: APN: 409-20-015G, a.k.a. a portion of Section 4, Township 10 North, Range 21 East of G&SRM in the Show Low area; and

WHEREAS, the applicant has the legal right to use the above described property according to a Deed of Trust recorded in the Office of the Navajo County Recorder on April 10, 1992 as Fee No. 1992-05346; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing held on February 19, 2015, as well as the recommendations of staff, recommended the Special Use Permit be approved; and

WHEREAS, the Board of Supervisors, after considering the testimony and other evidence presented at the hearing as well as the recommendations of staff, found that the Special Use Permit would not be consistent with the public health, safety and general welfare and should be denied.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby **DENIES** the Special Use Permit.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors by a vote of _____ yeas and _____ nays on March 24, 2015.

Navajo County Board of Supervisors

Dawnafe Whitesinger, Chairwoman

ATTEST:

Melissa Buckley, Clerk of the Board