



DEVELOPMENT REVIEW COMMITTEE

**CITY HALL ANNEX CONFERENCE ROOM
808 S 8TH AVENUE, SAFFORD, ARIZONA
MONDAY, MARCH 21, 2016
2:00 PM**

MINUTE RECORD

PRESENT: Dustin Welker, Planning & Community Development Director; Amber Hogle, Planning & Community Development Administrative Assistant; Dale Clark, IT Specialist; Sam Napier, IT Officer; James Ruiz, Building Inspector; Jaime Holguin, Building Inspector; Dan Braatz, Electric Supervisor; Randy Petty, Engineering & Public Works Director; Gale Hedges, Water Division Supervisor; Clark Bingham, Fire Chief and Ken VanWinkle, Safford Unified Schools Superintendent

- 1. CALL TO ORDER:** Mr. Welker called the meeting to order at 2:03 p.m.
- 2. PLANNING AND ZONING:**

Dorothy Stinson Cell Tower: Review and discuss the Conditional Use Permit Application regarding placement of a cellular tower at Dorothy Stinson School.

Mr. Welker stated site plans were distributed to those in attendance prior to the meeting. He explained the tower would require a Conditional Use Permit, of which process is similar to the steps of a rezone. Verizon is requesting to build a 74 foot mono-pine tower on the east side of Dorothy Stinson's parking lot/playground area. Mr. Welker referred to the Site Plan and information submitted by the developer and pointed out the area for the site, setbacks, wall, easements and Verizon's existing towers. Dustin noted zoning stated in the letter from the developer for the north property was incorrect. It specifies L-1 but it is zoned R-10. Residential zoning on all sides of school property/proposed tower area.

Mrs. Hogle read the only comment received from Gale Hedges, Water Division Supervisor: *After review of the plan for the proposed cell tower I notice they do not show the city water main that is in the parking lot on the east side. Their utility easement will cross the city water line and the schools fire line. They do show the fire hydrant and the schools backflow preventer. The location of the tower does not interfere with the city water main. City sewer ends on 20th St. The school will have to mark their internal sewer lines and water lines.*

In summary, Mr. Hedges did not have any concerns; he just wanted to make everyone aware of water main and backflow.

Mr. Welker, assuming power would be coming out of the existing transformer, inquired from Mr. Braatz if he had any concerns with the existing transformer. Mr. Braatz replied he would look in to the transformer and see if it would need upgraded.

Mr. Welker noted a few other requirements for this Site Plan: a 6 foot block wall; the structure to be 74 feet from any property line and there would not be a landscape requirement. The plan for the tower is aesthetically pleasing. An anti-climbing structure will need to be placed on the wall, however that can be taken care of at issuance of Building Permit. The plan does show an easement through the parking lot of the school with monthly access.

Mr. Ruiz inquired if this was a replacement tower for an existing Verizon tower? (No) Mr. Napier stated there is a dead spot near 20th for law enforcement needs.

There being no other comments or concerns, Mr. Welker explained these comments will go on to Planning & Zoning Commission review & consideration; then to Council. Per our code guidelines, letters will be sent to property owners within 300 feet of the site. Some citizens have already voiced concerns regarding the tower similar to the City's Smart Meter concerns. Mr. Welker stated it is up to the developer to answer those questions and not City staff.

3. ANNOUNCEMENTS and PROJECT UPDATES:

Mr. Welker:

- Palmer Dentistry recently completed an addition for new office space.
- Circle K on the east side of town is looking to relocate where the old Safford Carpet building sits. It is outside of city limits, however they have expressed a desire to annex in to Safford.
- There will be a meeting later this week regarding tear down and complete rebuild of McDonalds.
- Mt Graham Shopping Center is in discussion stage of façade improvements.

Mr. Ruiz stated the hospital will be undergoing remodels soon however is unsure of the extent of the work at this time.

Mr. Holguin stated Safford High School will be reroofing the gym and cafeteria; Mr. VanWinkle confirmed work is scheduled for this summer.

Mr. Petty stated the swimming pool project is proceeding.

Mr. Welker added the skate park is currently in the design phase with City Council approval. This was a community raised funding project.

Mr. VanWinkle inquired if any improvements to the middle school basketball court are foreseen in the future? Mr. Welker replied he has not heard anything official, however the neighbors next door have expressed they would help out with a block wall around the court. Mr. Braatz added the lights need to be upgraded.

Mr. Welker concluded with stating the City's Capital Improvement Projects for next fiscal year have been presented to Council and they appear to be on board. The City is hoping for continued improvements in Safford.

4. ADJOURN: The meeting was adjourned at 2:24 p.m.

Summary Minutes prepared by: Amber Hogle, Administrative Assistant