



**REGULAR MEETING NOTICE**  
**OF THE**  
**PLANNING AND ZONING COMMISSION**

**Commission Members:**

**Chairman Mike Archambault, Vice-Chairman Eugene Mikolajczyk**

**Commissioners: Amberleigh Dabrowski, Susan Dempster, Erik Hansen, Howie Jones, and Roger Owers**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Fountain Hills Planning and Zoning Commission and to the general public that the Fountain Hills Planning and Zoning Commission will hold a regular meeting, which is open to the general public, on **December 8, 2016**, at **6:30 p.m.** in the Town Hall Council Chambers at 16705 E. Avenue of the Fountains, Fountain Hills, Arizona.

Commissioners of the Town of Fountain Hills will attend either in person or by telephone conference call; a quorum of the Town's Councilmembers or various Commissions or Boards may be in attendance at the Commission meeting.

**TIME: 6:30 P.M. – REGULAR SESSION**  
**WHEN: THURSDAY, December 8, 2016**  
**WHERE: TOWN HALL COUNCIL CHAMBERS**  
**16705 EAST AVENUE OF THE FOUNTAINS**

**PROCEDURE FOR ADDRESSING THE PLANNING & ZONING COMMISSION**

Anyone wishing to speak before the Commission must fill out a speaker's card and submit it to the Commission Recorder prior to the Commission's discussion of that Agenda item. Speaker Cards are located in the Council Chamber Lobby and near the Recorder's position on the dais.

Speakers will be called in the order in which the speaker cards were received either by the Recorder or the Chairman. At that time, speakers should stand and approach the podium. Speakers are asked to state their name prior to commenting and to direct their comments to the Presiding Officer and not to individual Commission Members. Speakers' statements should not be repetitive. *In order to conduct an orderly business meeting, the Presiding Officer shall keep control of the meeting and shall require the speakers and audience to refrain from abusive or profane remarks, disruptive outbursts, applause, protests or other conduct that disrupts or interferes with the orderly conduct of the business of the meeting. Personal attacks on Commissioners, Town Council members, Town staff or members of the public are not allowed. Please be respectful when making your comments. If a speaker chooses not to speak when called, the speaker will be deemed to have waived his or her opportunity to speak on the matter. Speakers may not (i) reserve a portion of their time for a later time or (ii) transfer any portion of their time to another speaker.*

**If there is a Public Hearing, please submit the speaker card to speak to that issue prior to the beginning of the Public Hearing and the Consideration of said issue.**

Individual speakers will be allowed **three** contiguous minutes to address the Commission. Time limits may be waived by (i) *discretion of the Chairman upon request by the speaker not less than 24 hours prior to a Meeting*, (ii) *consensus of the Commission at Meeting* or (iii) *the Chairman either prior to or during a Meeting*. **If you do not comply with these rules, you will be asked to leave.**

\* **CALL TO ORDER AND PLEDGE OF ALLEGIANCE – Chairman Mike Archambault**

\* **MOMENT OF REFLECTION – Chairman Mike Archambault**

\* **ROLL CALL – Chairman Mike Archambault**

**CALL TO THE PUBLIC**

Pursuant to A.R.S. §38-431-01(G), public comment is permitted (not required) on matters not listed on the agenda. Any such comment (i) must be within the jurisdiction of the Commission and (ii) is subject to reasonable time, place, and manner restrictions. The Commission will not discuss or take legal action on matters raised during “Call to the Public” unless the matters are properly noticed for discussion and legal action. **At the conclusion of the call to the public, individual Commission members may (i) respond to criticism, (ii) ask staff to review a matter or (iii) ask that the matter be placed on a future Commission agenda.**

**AGENDA ITEM(S)**

1. **CONSIDERATION of APPROVING** the Planning and Zoning Commission Regular Meeting Minutes from October 13, 2016.

2. **PUBLIC HEARING** to receive comments on a proposed **SPECIAL USE PERMIT** to allow EPCOR Water to install a 50’ tall radio antenna at the Adero Canyon Booster Pump Station and Reservoir Site. Case # SU2016-04

3. **CONSIDERATION** of a proposed **SPECIAL USE PERMIT** to allow EPCOR Water to install a 50’ tall radio antenna at the Adero Canyon Booster Pump Station and Reservoir Site. Case # SU2016-04

4. **COMMISSION DISCUSSION/REQUEST FOR RESEARCH** to staff.  
*Item listed below are related only to the propriety of (i) placing such items on a future agenda for action or (ii) directing staff to conduct further research and report back to the Commission.*

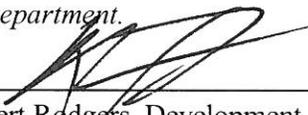
5. **SUMMARY OF COMMISSION REQUESTS** from Development Services Director.

6. **REPORT** from Development Services Director.

7. **ADJOURNMENT**

*Supporting documentation and staff reports furnished to the Commission with this agenda are available for review in the Planning & Zoning Division of the Development Services Department.*

**DATED** this 30th day of November 2016

By:   
Robert Rodgers, Development Services Manager  
Town of Fountain Hills

The Town of Fountain Hills endeavors to make all public meetings accessible to persons with disabilities. Please call 837-2003 (voice) or 1-800-367-8939 (TDD) 48 hours prior to the meeting to request reasonable accommodations to participate in this meeting. **A majority of the Council Members may be in attendance. No official action will be taken.**

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9** , subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning and Zoning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.”



# TOWN OF FOUNTAIN HILLS



**Planning and Zoning  
Board of Adjustment**

## AGENDA ACTION FORM

**Meeting Date:** December 8, 2016

**Meeting Type:** Regular

**Agenda Type:** Regular

**Submitting Division:** Development Services

**Staff Contact Information:** N/A

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**REQUEST TO PLANNING & ZONING COMMISSION:** CONSIDERATION for approving the PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES from October 13, 2016.

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**Applicant:** N/A

**Applicant Contact Information:** N/A

**Property Location:** N/A

**Related Ordinance, Policy or Guiding Principle:** Policy or Guiding Principle: A.R.S. §38-431.01

**Staff Summary** (background): The intent of approving previous meeting minutes is to ensure an accurate account of the discussion and action that took place at that meeting for archival purposes. Approved minutes are placed on the Town's website in compliance with state law.

**Risk Analysis** (options or alternatives with implications): N/A

**Fiscal Impact** (initial and ongoing costs; budget status): N/A

**Recommendation(s):** Approval

**Staff Recommendation(s):** Approval

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**SUGGESTED MOTION:** Move to Approve the Planning & Zoning Commission Regular Meeting Minutes dated October 13, 2016, as presented.

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**Attachment(s):** N/A

**Submitted by:**

Paula Woodward 11/30/2016  
Paula Woodward, Executive Assistant Date

**Approved by:**

Robert Rodgers 11/30/2016  
Robert Rodgers, Development Services Director Date



# TOWN OF FOUNTAIN HILLS



**Planning and Zoning  
Board of Adjustment**

## AGENDA ACTION FORM

**Meeting Date:** December 8, 2016

**Agenda Type:** Regular

**Meeting Type:** Regular

**Submitting Department:** Development Services

**Staff Contact Information:** Bob Rodgers, Director, 480-816-5138, [brodgers@fh.az.gov](mailto:brodgers@fh.az.gov)

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### REQUESTS TO PLANNING & ZONING COMMISSION:

PUBLIC HEARING to receive comments on a proposed SPECIAL USE PERMIT to allow EPCOR Water to install a 50' tall radio antenna at the Adero Canyon Booster Pump Station and Reservoir Site.

Case # SU2016-04

CONSIDERATION of a proposed SPECIAL USE PERMIT to allow EPCOR Water to install a 50' tall radio antenna at the Adero Canyon Booster Pump Station and Reservoir Site.

Case # SU2016-04

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**Applicant:** Francisco J. Lopez, MCO Properties

**Applicant Contact Information:** 13620 N. Saguaro Blvd  
Fountain Hills, AZ 85268  
(480) 204-6407

**Owner:** Brad Finke, EPCOR Water Arizona Inc.

**Owner Contact Information:** 2355 W. Pinnacle Peak Road, Ste 300  
Phoenix, AZ 85027  
(623) 445-2402

**Property Location:** 14401 N. Eagle Ridge Drive  
Fountain Hills, AZ 85268  
APN 217-19-862

### Related Ordinance, Policy or Guiding Principle:

Fountain Hills Zoning Ordinance [Chapter 2, Section 2.02 Special Use Permits](#)

Fountain Hills Zoning Ordinance [Chapter 17 Wireless Telecommunications Towers and Antennas](#)

### Staff Summary (background):

The EPCOR water tank site is located on the border between Parcels 7 and 8 in Adero Canyon. The site is enclosed within a fence which contains the tank, associated ground equipment, and also the proposed radio tower.

The tower is being designed as a 50' tall monopole similar to their other water tank towers in town.

**FACTORS CONSIDERED IN GRANTING SPECIAL USE PERMITS FOR TOWERS:**

In addition to any standards for consideration of special use permit applications pursuant to Chapter 2 of the Zoning Ordinance, the Town Council will consider the following factors in determining whether to issue a Special Use Permit. The Planning & Zoning Commission may make specific recommendations regarding any of these items. The Town Council may waive or reduce one or more of these criteria if they conclude that the goals of the Town are better served by doing so.

Section 17.06.B.3 of the Zoning Ordinance specifically outlines the factors to be considered when reviewing applications for towers.

**Factors Considered in Granting Special Use Permits for Towers.** In addition to any standards for consideration of special use permit applications pursuant to Chapter 2, Section 2.02 of this Zoning Ordinance, the Town Council shall consider the following factors in determining whether to issue a special use permit, although the Town Council may waive or reduce the burden on the applicant of one or more of these criteria if the Town Council concludes that the goals of this ordinance are better served thereby:

**a. Height of the proposed tower;**

The proposed antenna is 50' tall. This exceeds the 30' height limit of the R1-43 zoning district by 20'. This requirement may be waived for communication towers as part of the Special Use Permit by the Town Council when deemed appropriate.

*Staff: Staff believes that the height of the tower will not create undue physical or aesthetic affects on the town or nearby properties.*

The zoning ordinance requires that any tower be constructed so that its "fall down" distance (equal to the height of the tower) is entirely contained within the boundaries of the property it is located on. This is a precaution against the tower damaging adjoining properties or structures should it fall. This requirement may be waived as part of the Special Use Permit by the Town Council when deemed appropriate.

*Staff: The fall down distance will be achieved. Staff's opinion is that this criterion will be met.*

**b. Proximity of the tower to residential structures and residentially zoned district boundaries;**

The zoning ordinance requires that any tower within 300' of residentially zoned property receive Special Use Permit approval from the Town Council.

*Staff: The tower is in a residentially zoned property (R1-43). Therefore, staff's opinion is that the residential setback requirements have not been met and the Special Use Permit is required.*

**c. Nature of uses on adjacent and nearby properties;**

The properties immediately adjacent to the water tank site are Parcel 7 to the north which is zoned SF-PAD and is being developed as single-family homes, and Parcel 8 to the south which is zoned TH-PAD and is being developed as duplex townhouses. The closest residences will be the townhouses across Campsite Court, in Parcel 8, approximately 120' away from the proposed tower. The nearest adjacent right-of-way is about 70' from the proposed antenna location.

*Staff: Staff's opinion is that the requirement that the proposal not be potentially detrimental to surrounding properties has been met.*

**d. Surrounding topography;**

The surrounding topography will not present any problems with the placement or use of the radio tower.

*Staff: Staff's opinion is that the topography will not affect the tower placement.*

**e. Surrounding tree coverage and foliage;**

There is currently no existing tree coverage or foliage within the enclosure.

*Staff: Staff's opinion is that additional landscaping within the enclosed area will serve no purpose.*

**f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;**

The proposed Monopole is not a stealth design. It is similar to other poles located within other water tank sites.

*Staff: Staff believes that this typical monopole design will not create additional negative visual impacts.*

**g. Proposed ingress and egress;**

The proposed tower is located within an existing fenced enclosure and is easily accessed by maintenance vehicles.

*Staff: The proposal has good access and egress.*

**h. Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures, as discussed in Section 17.06(B)(4);**

Section 17.06.B.4 specifically relates to the construction of new towers where none previously existed. In such cases the town should require proof that other less-obtrusive options are not available.

*Staff: The applicant states that there are no alternative towers in the vicinity. The applicant also states that there are no alternative technologies available.*

**Risk Analysis** (options or alternatives with implications): NA

**Fiscal Impact** (initial and ongoing costs; budget status): NA

**Staff Recommendation(s):**

Staff recommends that the Commission forward a recommendation to Town Council to approve the Special Use Permit and allow the 50' tall radio antenna to be installed as presented.

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**SUGGESTED MOTION:**

Move to forward recommendations to the Town Council to approve the Special Use Permit and allow EPCOR to install a 50' tall Monopole Wireless Radio Communication Antenna at 14401 N. Eagle Ridge Drive as presented.

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**Attachment(s):**

Application  
Applicant's Narrative  
Plans (4 pgs)

**Submitted by:**

Robert Rodgers  11/30/2016  
Development Services Director Date



DO Not write in this space - official use only

Filing Date 9/27/16  
Accepted By Paula Woodward  
Fee Accepted 575.00 CL087764  
Case Manager Bob Rodgers

# The Town of Fountain Hills

09-27-16A11:00 RCVD

## PLANNING & ZONING DEPARTMENT - APPLICATION

- |                          |  |                                     |  |
|--------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | Abandonment (Plat or Condominium)                    | <input type="checkbox"/>            | Appeal of Administrator's Interpretation         |
| <input type="checkbox"/> | Area Specific Plan & Amendments                      | <input type="checkbox"/>            | Concept Plan                                     |
| <input type="checkbox"/> | Condominium Plat                                     | <input type="checkbox"/>            | Cut/Fill Waiver                                  |
| <input type="checkbox"/> | Development Agreement                                | <input type="checkbox"/>            | HPE Change or Abandonment                        |
| <input type="checkbox"/> | General Plan Amendment                               | <input type="checkbox"/>            | Ordinance (Text Amendment)                       |
| <input type="checkbox"/> | Planned Unit Development                             | <input type="checkbox"/>            | Preliminary / Final Plat                         |
| <input type="checkbox"/> | Replat (Lot joins, lot splits, lot line adjustments) | <input checked="" type="checkbox"/> | Special Use Permit & Amendments                  |
| <input type="checkbox"/> | Rezoning (Map)                                       | <input type="checkbox"/>            | Temporary Use Permit (Median Fee, if applicable) |
| <input type="checkbox"/> | Site Plan Review (vehicles sales)                    | <input type="checkbox"/>            | Other  |
| <input type="checkbox"/> | Variance   |                                     |  |

### PROJECT NAME / NATURE OF PROJECT:

LEGAL DESCRIPTION: Plat Name Parcel # 8 Booster Pump Station Block \_\_\_\_\_ Lot \_\_\_\_\_  
 PROPERTY ADDRESS: Adero Canyon 14401 N. Eagle Ridge Dr.  
 PARCEL SIZE (Acres) \_\_\_\_\_ ASSESSOR PARCEL NUMBER 217-19-862  
 NUMBER OF UNITS PROPOSED \_\_\_\_\_ TRACTS \_\_\_\_\_  
 EXISTING ZONING \_\_\_\_\_ PROPOSED ZONING \_\_\_\_\_

### Applicant

Mrs. Francisco J Lopez Day Phone 480 204 6407  
 Mr.  
 Ms. Address: 13620 N Saguaro Blvd. City: Fountain Hills State: AZ Zip: 85268  
 Email: flopez@mcoproperties.com

### Owner

Mrs. BRAD FINKE, ESCOR Water Arizona Inc. Day Phone 623-445-2402  
 Mr.  
 Ms. Address: 2355 W. Pinnacle Peak Rd, Suite 300 City: PHX State: AZ Zip: 85027

If application is being submitted by someone other than the owner of the property under consideration, the section below must be completed.

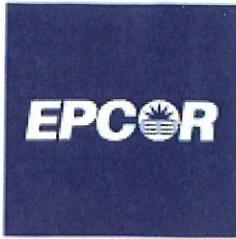
SIGNATURE OF OWNER Brad Finke DATE 8/12/2016

I HEREBY AUTHORIZE Francisco J. Lopez / MCO Properties TO FILE THIS APPLICATION.

Subscribed and sworn before me this 12 day of August, 20 16  
Maryann Erisman My Commission Expires October 14, 2019  
Notary Public

MUNIS 7178  
APPLICATION # SW2016-04





2355 West Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027 USA  
[epcor.com](http://epcor.com)

September 20, 2016

Town of Fountain Hills  
Attn: Robert Rodgers, Development Services Director  
16705 E. Avenue of the Fountains  
Fountain Hills, Arizona 85268

Subject: **Special Use Permit Application  
Adero Canyon – Radio Antenna**

Dear Mr. Rodgers:

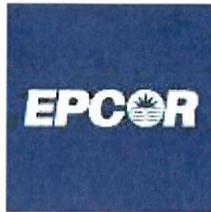
EPCOR Water Arizona Inc. ("EPCOR") requires a radio antenna to be located at the Adero Canyon Booster Pump Station and Reservoir Site. The antenna will provide remote monitoring of water levels in the reservoir, and will provide remote control and monitoring of pump operations including immediate communications of pump failures. In August 2016, EPCOR conducted a radio path survey (a copy is enclosed) to determine the minimum height requirement of the antenna. The survey concluded that the lowest height of acceptable data transmissions to overcome elevation differences and the irregular topography of the area to ensure efficient and reliable radio communications is 50 feet. The antenna is proposed to be mounted on a galvanized steel pole with a diameter of 10-3/4 inches at the base that tapers to a diameter of 3-7/8 inches at the top of the pole. The pole is proposed to be located near the center of the site and less than 10 feet from the 24-foot tall reservoir.

Enclosed with this letter is an application for a Special Use Permit for the antenna, along with a check for \$575.00 (\$500 for the Special Use Permit application, \$60 for newspaper posting, \$15 for mailing labels). Mr. Francisco Lopez of MCO Properties is authorized to submit this application on behalf of EPCOR. If you have any questions or need further information, please contact me at 623-445-2402 or at [bfinke@epcor.com](mailto:bfinke@epcor.com).

Sincerely,

A handwritten signature in blue ink that reads "Brad Finke". The signature is written in a cursive, slightly slanted style.

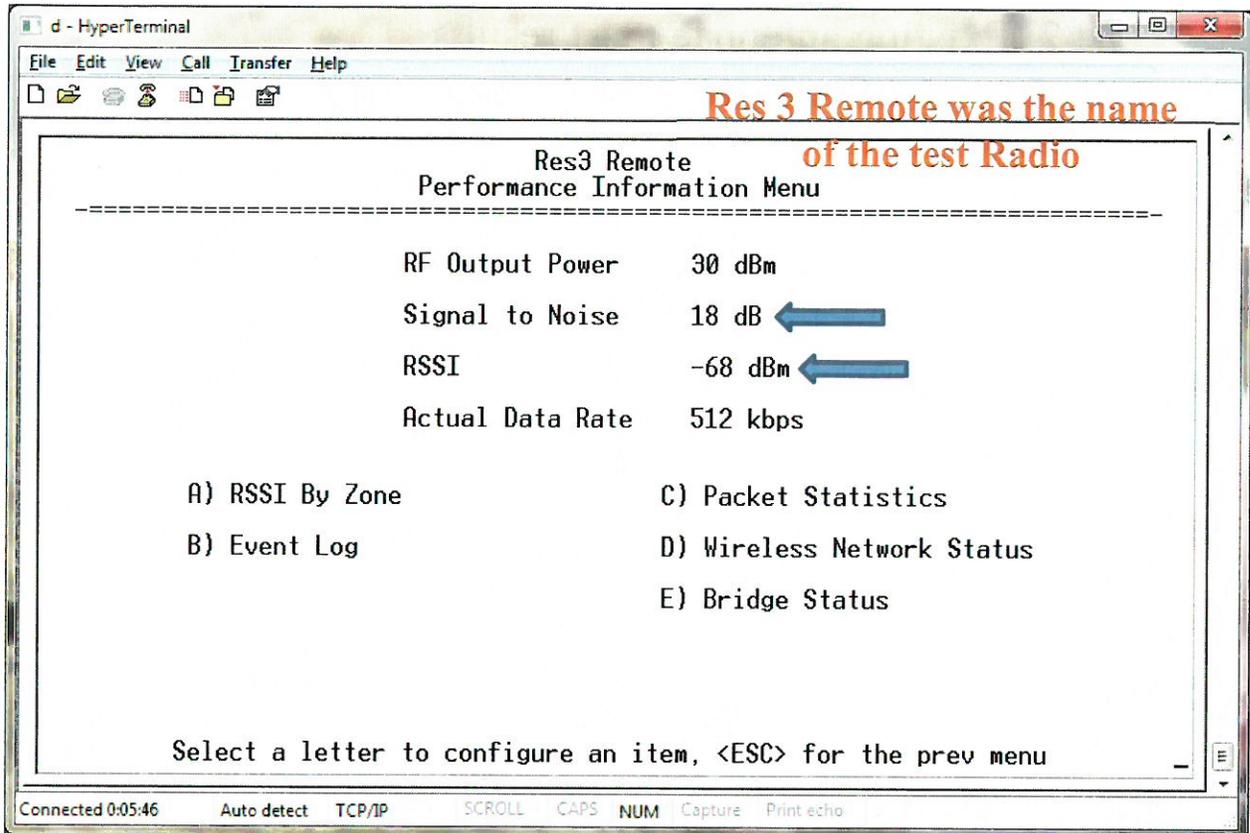
Brad W. Finke, P.E.  
Engineering Manager

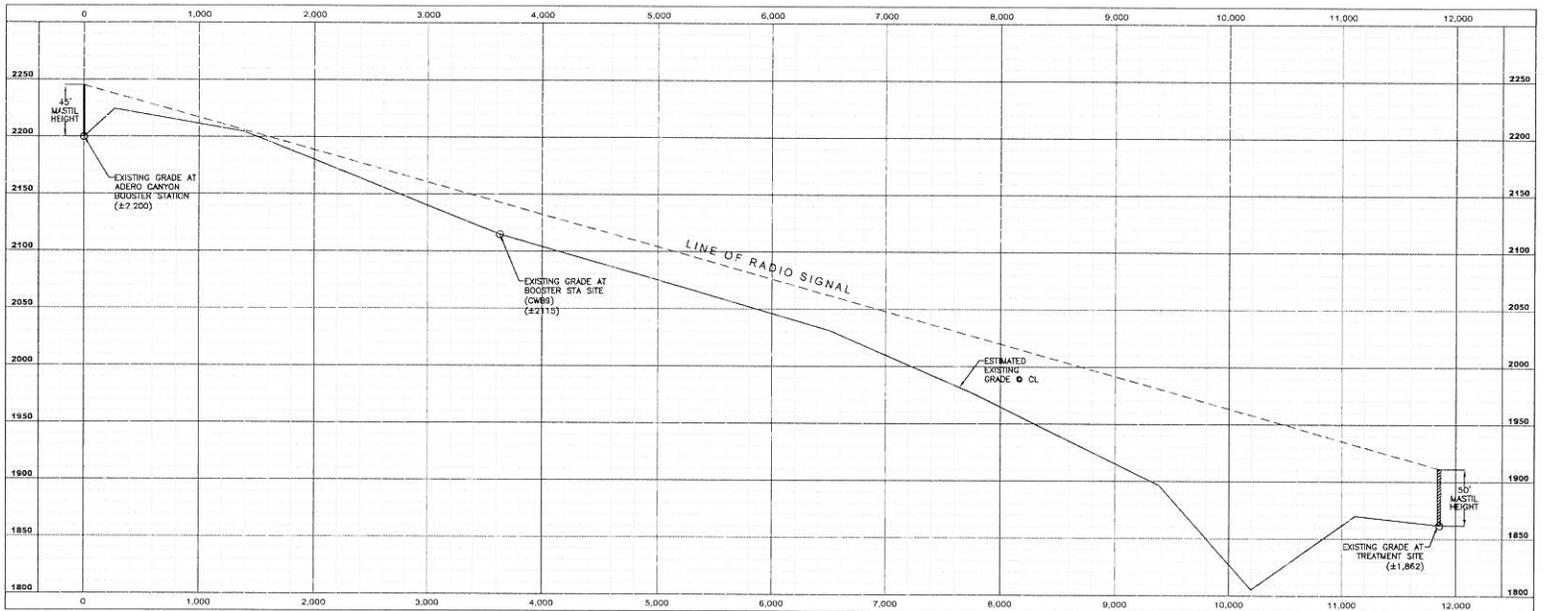


EPCOR Water

Fountain Hills Adero Canyon Radio Path  
Study  
Rev. 1.1

25 August 2016









REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED TO THE PERMITS	10/28/18
2	ADDED TO THE PERMITS	10/28/18

ADERO CANYON  
FOUNTAIN HILLS, ARIZONA  
BOOSTER STATION - 1  
ELECTRICAL DETAILS - 1

APPROVED FOR CONSTRUCTION

DESIGNED BY: JLG  
DRAWN BY: DRG  
DATE: 10/28/18

SCALE: (AS SHOWN)

PROJECT: DAR

DATE: 10/28/18

BY: JLG

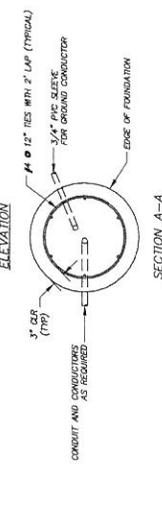
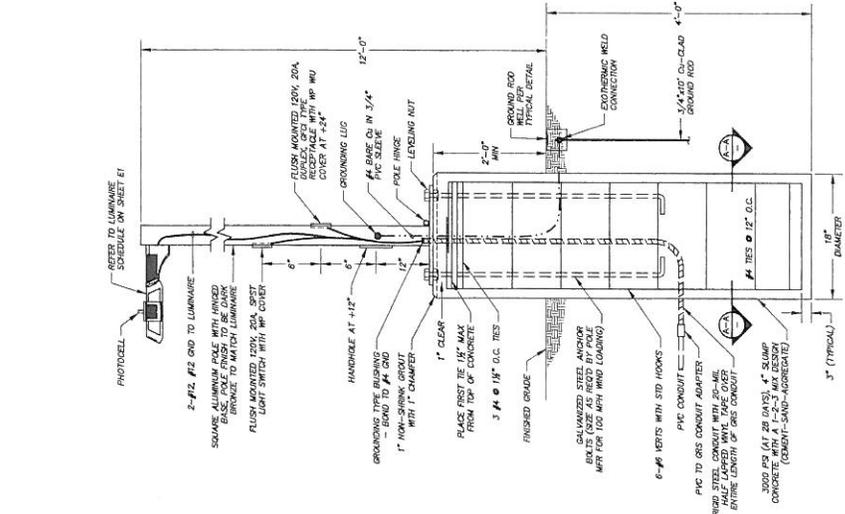
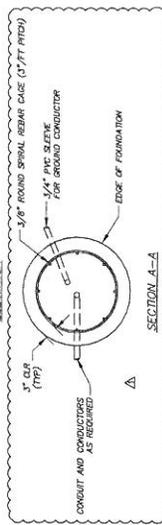
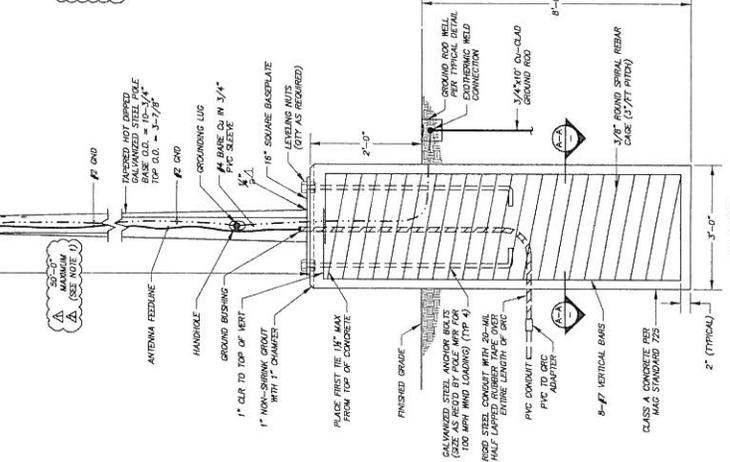
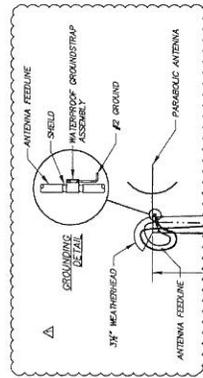
SCALE: (AS SHOWN)

18  
OF  
22

**DARCOR**  
ELECTRICAL CONSULTING ENGINEERS  
1500 N. CENTRAL AVENUE, SUITE 210  
PHOENIX, ARIZONA 85004  
WWW.DARCOR-ENGINEERS.COM

**ANTENNA NOTES:**

- OWNER WILL PERFORM A ROAD PATCH AND REPAIR TO THE ROAD SURFACE TO MATCH EXISTING ROAD SURFACE. THE ROAD PATCH STUDY SHALL BE COORDINATED WITH THE OWNER.
- ALL DIMENSIONS AND REBAR SIZES ARE TO BE INSTALLED BY CONTRACTOR.
- PARABOLIC ANTENNA PROVIDED BY OWNER.



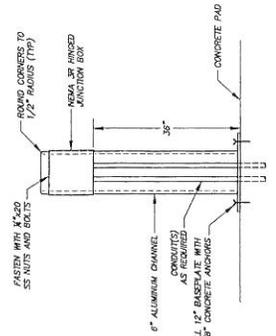
**NOTES:**

- ALL DIMENSIONS INDICATED ABOVE ARE MINIMUM.
- SPARE CONDUITS MUST BE LOCATED ON TOP OF DUCTBANKS.
- REBAR SIZES AND SPACING IN ALL CASES WHETHER SPECIFICALLY NOTED OR NOT.
- THIS DETAIL DOES NOT APPLY TO UTILITY DUCTBANKS.

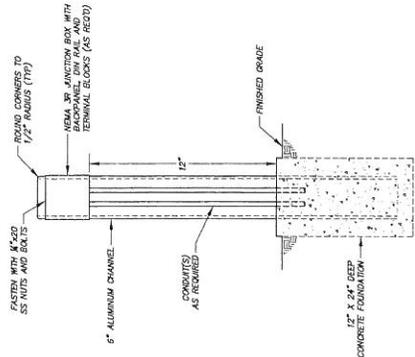
**(B) TYPICAL UNDERGROUND CONDUIT DUCTBANK DETAIL**  
N/S

**(A) AREA LIGHT DETAIL**  
N/S

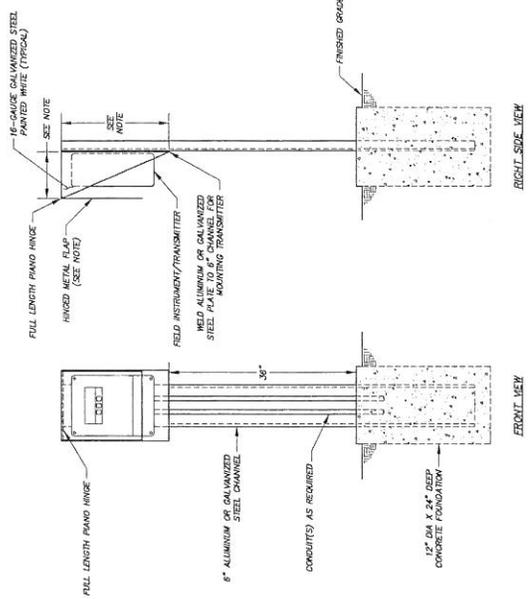
**(A) RTU ANTENNA POLE DETAIL**  
N/S



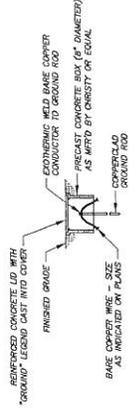
**TYPICAL ABOVE GROUND JUNCTION BOX DETAIL**  
 (TYP)



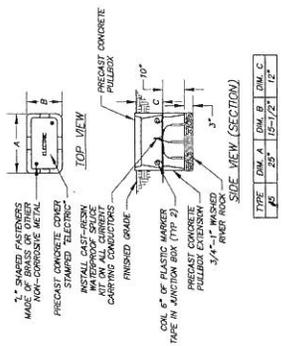
**ABOVE GROUND JUNCTION BOX WITH FOUNDATION MOUNTING DETAIL**  
 (TYP)



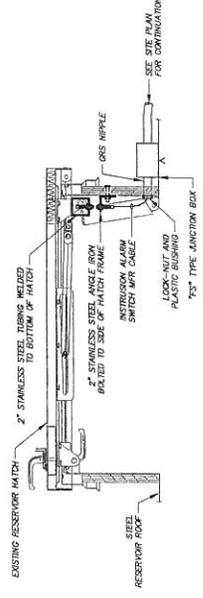
**FIELD INSTRUMENT/TRANSMITTER MOUNTING DETAIL**  
 (TYP)



**TYPICAL GROUND ROD AND WELL DETAIL**  
 (TYP)



**TYPICAL UNDERGROUND JUNCTION BOX DETAIL**  
 (TYP)



**RESERVOIR ROOF HATCH DETAIL**  
 (TYP)

CALL BEFORE YOU DIG  
**800-368-1100**  
 (AZ STATE LICENSE #00000000)

**DARCOR**  
 ELECTRICAL CONSULTING ENGINEERS & ARCHITECTS  
 7800 N. 114TH ST.  
 PHOENIX, AZ 85028  
 WWW.DARCORAZ.COM

E10