

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Williams Planning and Zoning Commission will hold a public hearing on Thursday, October 20, 2016 at 7:00 p.m. and the City Council will hold a public hearing on Thursday, November 10, 2016, at 7:00 p.m. in the City of Williams Council Chambers located at 113 S. First Street, Williams Arizona, 86046. All interested persons may attend and address their comments to the Commission/City Council, or may submit written comments to the Commission/City Council at the above address.

The following public matter will be heard: Request by the *Sun State Towers* for a Conditional Use Permit to erect and maintain a *monopine cell tower*. This use is an allowed use on public owned property and requires a Conditional Use Permit. The proposed location is on City owned Golf Course property, adjacent & south side of fairway 10 between BNSF railroad property. (Assessor's Parcel Number 202-70-129)

For further information, please contact Tim Pettit at 928-635-4451 ext. 208. or Email tpettit@williamsaz.gov. Any additional information received pertaining to this request will be posted on the city website. www.williamsaz.gov

**REPORT TO:
PLANNING & ZONING COMMISSION**

CASE NO. CUP-02-08-2016 Sun State Tower
DRT MEETING: August 10, 2016
PLANNING & ZONING COMMISSION MEETING: October 20, 2016
CITY COUNCIL MEETING: November 10, 2016
REQUEST: *CONDITIONAL USE PERMIT*; by Sun State Towers; to erect and maintain a cell tower. This site is located on City owned property at the golf course adjacent and south of the 10th fairway
PROPOSED NEW LAND USES: Cell Tower Site
SITE LOCATION: APN# 202-70-129
Street address / 2651 Augusta Dr.
SITE SIZE: 1500 sq ft. / .03 acres
PROJECT SIZE: Same

CONFORMANCE TO CITY OF WILLIAMS GENERAL PLAN:

Public utility is allowed in any zoning district; the erection and operation of a cell tower on public property is in compliance with our General Plan. Zoning requires a *Conditional Use Permit*.

EXISTING AND SURROUNDING ZONING:

On-site: City Property (Golf Course)
South: BNSF Property
West: Golf Course / excess of 1000' Estate Residential (ER)
North: Golf Course / excess of 300' Estate Residential (ER)
East: Golf Course / excess of 600' / Patio Homes ER 5000sq ft. min

EXISTING AND SURROUNDING LAND USE:

On-site: undeveloped Golf Course Area
South: railroad
North: fairway / residential
West: undeveloped / residential
East: fairway-T box / residential

EXISTING UTILITIES AND SERVICES STATUS:

Water, Sewer; not required
Trash Collection: not required
Electricity: City of Williams, City contractor APS: electric available about 500' north. APS will approve availability and route to cell location.
Telephone:
Emergency Responders: City of Williams Police Dept. & City of Williams Fire Dept.

BACKGROUND:

1. Conditional Use Permit application was received July 24, 2016.
2. Staff reviewed and accepted the application and documents.
3. DRT meeting was held August 10, 2016. Comments & concerns from this meeting required plans to be amended and were sent back with Sun State for revisions. Revisions included; relocating tower further west, establishing access road off of Augusta Dr., type and color of Block way, and tower limb count and type

4. Golf Committee meeting was held September 6, 2016, they agreed with revisions and also wanted to see an elevation drawing showing enclosure and height of tree from 3 different directions.
5. Public notice was sent to the paper on September 29th, 2016 to be published in the October 5th & 12th paper.
6. Public Notice was mailed to property owners within 300 feet and posted on site October 3rd, 2016. Public Notice was also put on the city website October 3rd, 2016
7. P&Z and Public Hearing are set for October 20th, 2016. P&Z agenda
8. Public Hearing and Council decision for Conditional Use Permit on November 10th, 2016. City Council agenda

STAFF COMMENTS:

Sun State Towers will start Construction October, 2017, if Conditional Use Permit is approved.

Conditions: Sun State Towers must have a signed Lease agreement with the City of Williams prior to construction of this cell site.

PLANNING AND ZONING MEETING OF 10/20/16:

A10-045

West Augusta Drive ~ Williams, AZ



View 1



Location Map



Proposed

Notes: Looking south at proposed project



Existing

Applicant

Verizon Wireless

126 W. Gemini Drive
Tempe, AZ 85283

Contact

PINNACLE
CONSULTING, INC
1426 North Marvin Street, Suite 101
Gilbert, AZ 85233

Photographic Visualizations Provided By:

SoCal
SCDG LLC.
SoCal Design Group
10803 Aster Lane
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This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. SCDG LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes

Revision Date: Sep. 27, 2016 09:52:44



Location Map



Proposed

Notes: Looking at proposed project.w



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Applicant

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