



MEETING DATE: DECEMBER 18, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **SUP-011-24 (SRP CARREL SUBSTATION)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT: 5 SERDY

Executive Summary:

Request Overview:

This document outlines a proposal related to Salt River Project, landowner, Ashley Scott, applicant, requesting a Special Use Permit for a new Wireless Communication Facility (WCF) on an approximately 2.5± acre parcel in the GR - General Rural Zone.

If This Request is Approved by the Board:

The applicant will apply for a site plan application and applicable permits for a new Wireless Communication Facility.

Recommendations:

The Planning and Zoning Commission voted 9-0 to recommend approval of SUP-011-24 with fifteen stipulations based upon the record as presented. The applicant is requesting the removal of stipulation #6, which was added by engineering. Engineering agreed to allow the removal of this stipulation, which would leave 14 remaining stipulations.

LEGAL DESCRIPTION:

Situated in a portion of Section 36, Township 1 North, Range 8 East

REQUESTED ACTION & PURPOSE:

SUP-011-24 – PUBLIC HEARING/ACTION: Salt River Project, landowner, Ashley Scott, applicant/agent, requesting approval of a Special Use Permit to operate a new standalone wireless communication facility, on an 2.50± acre parcel in the GR General Rural Zone; tax parcel 103-26-0440 (legal on file); situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County

Items for Consideration:

1. This Special Use Permit will allow a 84-foot wireless communications tower on an approximately 2.5 ± acre parcel in the GR General Rural Zoning District.
2. To date, no opposition letters have been received.
3. The WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.
4. Granting of the Special Use Permit will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

COMMISSION RECOMMENDATION: (SUP-011-24) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 9-0, to recommend approval of **(SUP-011-24)** based upon the record as presented, with 15 stipulations included in the staff report.

1. All Federal (FCC), State and County regulations shall adhere to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more land;
5. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
6. The above proposed Site Plan should have a paved road access to the project, paved road access with the project and paved parking stall/s, unless not required by Traffic/Public Works Engineer;
7. An Air Quality industrial permit may be required if there is an emergency generator installed with a capacity of 325HP or more and runs 72 hours or more;
8. Access road to the WCF shall be 24' wide per code requirements;
9. One ADA parking space for the facility must be provided on site;
10. With the exception of changes necessary to meet applicable stipulations, the layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted on 05-22-2024;
11. Any new change or new expansion of use shall require approval by the Board of Supervisors under the procedures pursuant to PCDSC 2.150.010 (O);
12. At such time as technology becomes antiquated, the wireless communication facility shall be removed from the subject property at owners expense;
13. The applicant shall keep the property free of trash, litter and debris;
14. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department; and
15. Special use permit is tied to the parcel number 103-26-0440.

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, October 17, 2024

Pinal County Administrative Complex
Emergency Operations Center
301 E. 11th Street, Florence, Arizona

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 KLOB: With that, I call to order the Planning and
2 Zoning Commission meeting for Thursday, October 17th, and start
3 off with the roll call.

4 OLGIN: Okay. Member Klob.

5 KLOB: Here.

6 OLGIN: Mennenga. Del Cotto.

7 DEL COTTO: Here.

8 OLGIN: Hartman.

9 HARTMAN: Present.

10 OLGIN: Keller.

11 KELLER: Present.

12 OLGIN: Lizarraga.

13 LIZARRAGA: Present.

14 OLGIN: Schnepf.

15 SCHNEPF: Here.

16 OLGIN: Davila. Mooney.

17 MOONEY: Present.

18 OLGIN: Pranzo.

19 PRANZO: Present.

20 OLGIN: Okay.

21 KLOB: Thank you. With that, Planning Manager
22 Report.

23 OLGIN: Yes. So for the audience, for the Members,
24 I'm Gilbert Olgin, I'm the Planning Manager. We do apologize,
25 we're trying to find a way to open up the back for you guys.

1 So that's still moving forward. I don't have anything else.
2 As I mentioned before, we do have a applicant that is not
3 here, he has a continued case. He's on his way, so it's at
4 the pleasure of the Commission, but we'd like to move that
5 case back until they get here.

6 KLOB: Real quick question I have for you, Gilbert.

7 OLGIN: Yes sir.

8 KLOB: The dates for those work sessions, everyone
9 still good with those extra dates, November and December?

10 OLGIN: Yeah, I'll have our team send you out those
11 dates.

12 KLOB: Very good. Thank you.

13 OLGIN: And that's all I have for my manage report.

14 KLOB: Do I need to take a vote to continue the
15 cases? Okay.

16 OLGIN: No, you -

17 JOHNSON: Yeah, I would, just to make the record
18 clear, I would.

19 KLOB: All right. We have an applicant that, as
20 Gilbert said, that's running late. He's asked if we can push
21 his cases down just a little bit, just give him time to get
22 here. Anybody have any -

23 MOONEY: I'll move that we do so, Chair.

24 KLOB: Thank you. Do I have a second?

25 SCHNEPF: Second.

1 KLOB: Commissioner Schnepf.

2 SCHNEPF: Yeah, second.

3 KLOB: Thank you. We will move those down until the
4 applicant arrives.

5 JOHNSON: Mr. Chairman, you had to call for a full
6 vote.

7 KLOB: I apologize. All those in favor?

8 COLLECTIVE: Aye.

9 KLOB: Any opposed? Okay, let's deal with that.
10 With that, we'll start with new cases. It looks like Glenn.

11 BAK: Correct.

12 KLOB: SUP-011-24.

13 BAK: Good morning Mr. Vice Chair and Commissioners.
14 So SUP-011-24, this is a proposal for a special use permit for
15 a new wireless facility on an existing utility pole. Site
16 size is approximately two and a half acres. Location's
17 northeast of South Mountain Road and U.S. Highway 60. SRP is
18 the owner and Ashley Scott is the applicant. I believe she's
19 here today. Monica, if you could advance the slide, this
20 clicker's not working. Thank you. Okay, so this shows you
21 the general location here, east part of Apache Junction. This
22 is your case zoning map, it shows you the surrounding zoning
23 for the area. And this shows you an aerial perspective. Next
24 we have the conceptual site plan and there's, I think it was
25 the preceding slide has the proposed, the elevation there.

1 This shows you a photo simulation provided by the applicant of
2 the existing pole on the left, and then what it would look
3 like then with the arrays attached. This is looking to the
4 north from the site. To the south. East, and to the west.
5 So items for the Commission's consideration is enhanced
6 coverage needed in the Apache Junction area. This would be
7 placed onto an already existing utility pole. Traffic impacts
8 for wireless facilities are typically minimal as only
9 occasional maintenance is needed once it's installed. And at
10 the time of the writing of the report, no letters of
11 opposition had been received. And so staff offers no
12 recommendation and provides 15 stipulations for the
13 Commission's consideration. Staff would be happy to entertain
14 any questions the Commissioners may have.

15 KLOB: Any questions for the staff? Hearing none,
16 I'd like the applicant to come forward. Did you sign in?

17 SCOTT: I did not.

18 KLOB: Please sign in.

19 SCOTT: Good morning, my name is - can you hear me
20 okay? Okay. Good morning, my name is Ashley Scott. I'm from
21 Salt River Project, I'm here requesting a new wireless
22 communication facility at SRP Carrel Substation. The site
23 will be a T-Mobile site co-located on an existing SRP utility
24 pole. T-Mobile is committed to providing leading edge
25 technology to meet customer demand in Pinal County, and new

1 wireless communication facilities are essential to allow
2 residents, visitors and businesses access to high quality,
3 reliable T-Mobile service for personal, business and emergency
4 needs. The site is located at Carrel Substation, it's on 32nd
5 Avenue, just east of South Mountain View Road. It will be on
6 the most eastern of the two poles directly in front of the
7 substation. The site will have a four foot wide array, two
8 antennas per sector, a total of three sectors at 80 foot RAD
9 center. Antennas will be painted to match the pole, which is
10 not shown in that photo simulation on your right. All ground
11 equipment will be within the wall of the substation,
12 completely screened from view. Again, Glenn showed this slide
13 earlier, but this is what's existing, this is what is
14 proposed. And while I have this visual up, I would like to
15 refer to an email that I received from John Kraft, Pinal
16 Traffic Engineer, regarding stipulations number 6 and number 9
17 in the staff report. Number 9 reads one ADA parking space for
18 the facility must be provided on site. John said in order to
19 satisfy this requirement, SRP can provide a handicapped
20 parking space between the block wall and 32nd Avenue, install a
21 handicapped sign along the block wall and regular employee
22 parking will be adjacent to the handicapped space. And then
23 stipulation number 6 reads, the above proposed site plan
24 should have a paved road access to the project and paved
25 parking stalls, unless not required by traffic Public Works

1 engineer. John says SRP may install aggregate base course
2 four inch engine depth in the parking area to keep dust down
3 in lieu of asphalt pavement. And with that, I would just like
4 to conclude that SRP does agree with all the other
5 stipulations in the staff report, and we just ask your
6 approval to move forward with this project. And that's it. I
7 welcome any and all questions, thank you.

8 KLOB: Thank you. Any questions of the applicant?

9 MOONEY: If I may.

10 KLOB: Commissioner Mooney.

11 MOONEY: So does that mean that they'll just be
12 doing the aggregate and there will be no paved area?

13 SCOTT: That's my understanding.

14 OLGIN: Chair, Vice Chair, so some of those items
15 that we asked for are conditions. They'll be addressed and
16 finalized at the site plan. This is specifically for the use
17 and if it's appropriate or not, but all the stuff you brought
18 up, thank you for that, it'll be further defined at the site
19 plan level.

20 MOONEY: I do ask that just because it was listed as
21 a stipulation and if we go forward, we have to approve with
22 those stipulations, so I just was asking for clarity.

23 OLGIN: No, that's fair. And I know in the past
24 we've got into discussions in regards to site plans and that's
25 not really what - this is the use and it's applicability going

1 forward. So that's a great question, thank you.

2 MOONEY: Thank you.

3 KLOB: Any other questions?

4 SCHNEPF: Yeah, I agree we should probably - if
5 that's going to be a stipulation moving forward, we should
6 define that stipulation moving forward too.

7 KLOB: Regarding the gravel or?

8 SCHNEPF: Location and everything, if it's outside
9 of the wall, right? Or is it inside the perimeter?

10 SCOTT: The pole?

11 SCHNEPF: ADA.

12 SCOTT: Is outside the wall.

13 SCHNEPF: Yeah, I would think we'd need to define
14 that in the stipulation.

15 KLOB: Yeah, and I don't - as part of the -

16 OLGIN: No, as I said, we typically add those on
17 there, but to define locations, we don't even have an official
18 site plan to us yet, which is the next application process
19 moving forward. In these cases, the SUP, they call it a
20 preliminary. So that process will come and that detail will
21 be - and there's a little bit different, this is a little
22 different because this all SRP easements, correct? So the
23 rules are a little different on these because it's on an
24 easement that exists and we don't have a ton of authority on
25 those easements. So as I said, these details will be defined

1 moving forward at the site plan level.

2 KLOB: So to the applicant, you're not asking for
3 the stipulations to be changed, you're just acknowledging that
4 they're there.

5 SCOTT: I'm acknowledging. Right, correct.

6 KLOB: Okay. Thank you. Any other questions?
7 Hearing none, we'll go to the public. Anybody like to speak
8 on this matter? Anybody out there? Have we got some outside?
9 We good? I'll close the public hearing and go back to staff.
10 Anything we need to add?

11 BAK: Not that I can think of it currently.

12 KLOB: Okay. Applicant have anything additional?

13 SCOTT: No, thank you.

14 KLOB: Thank you. Close the presentation and come
15 back to the dais. Questions, comments?

16 MOONEY: If I may.

17 KLOB: Commissioner Mooney.

18 MOONEY: So I'd just like some clarity from the
19 County. If you're going to include a stipulation like that
20 and she makes a statement, why can't we change that?
21 Otherwise - I know I'm new to the Commission since January,
22 but if you put that in there and it's up for discussion here,
23 why can't we just make that clarity going forward?

24 OLGIN: Chair, Vice Chair, Commission, you may.

25 MOONEY: Okay. But in regards to it's exact loc -

1 we won't know that until the site plan comes in. So that's, I
2 think, the disconnect.

3 MOONEY: Okay.

4 OLGIN: No, it's up to the Commission at your
5 pleasure to add stipulations, remove them or renegotiate them,
6 however you -

7 MOONEY: Just clarify, okay, thank you.

8 OLGIN: Yeah, but I think in the past, as I
9 mentioned earlier, sometimes there were discussions that went
10 into specific details on a site plan that we really don't have
11 yet in regards to, for example, asphalt if used or not. I
12 mean, so these things are going to be further defined and
13 that's provided at the site plan level, which is another
14 application that is approved by staff.

15 MOONEY: Okay, thank you.

16 JOHNSON: And if I may, Mr. Chairman, Commissioner
17 Mooney, this may be semantics, but stipulation 6 says the
18 above proposed site plan should have paved access, it doesn't
19 say it's required. It says it should. So I think there is
20 some leeway there during the site plan process to narrow that
21 down and define that a little bit more.

22 MOONEY: Thank you, I appreciate that. She did
23 bring it up, so that's why I was asking. Thank you.

24 KLOB: Any other questions, comments, or anybody
25 want to make a motion? Commissioner Mooney.

1 MOONEY: I guess I'm just chatty this morning. I'll
2 move to forward SUP-011-24 to the Board of Supervisors with a
3 favorable recommendation, along with the 15 stipulations.

4 KLOB: Do I hear a second?

5 HARTMAN: Vice Chair, I second it.

6 KLOB: All in favor?

7 COLLECTIVE: Aye.

8 KLOB: Any opposed? Motion carries. On to -

9 OLGIN: Chair, Vice Chair, and Commission, I'm not
10 going to give a presentation. If you would like, we'd ask you
11 for about a two minute recess so we can open the back doors.
12 We apologize. We've got the keys now, so we want - but it
13 makes a lot of noise and out of respect to you and to the
14 person presenting, if you give us a 2-3 minute break, just to
15 -

16 KLOB: Everybody okay with a recess? We're going to
17 recess for two minutes. Reconvene at, call it 9:21. Thank
18 you.

19 [Recess]

20 KLOB: ...meeting back to order. One housekeeping
21 thing I'd like to (inaudible).

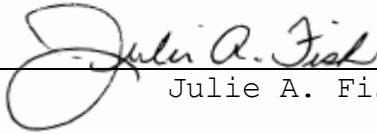
22 OLGIN: I don't think your mic's on. Okay, I think
23 speak into it a little more. Okay, that's fine, I guess it is
24 what it is.

25 KLOB: Commissioner Davila is online, I guess but

1 I, Julie A. Fish, Transcriptionist, do hereby
2 certify that the foregoing pages constitute a full, true, and
3 accurate transcript in the foregoing matter, and that said
4 transcription was done to the best of my skill and ability.

5 I FURTHER CERTIFY that I am not related to nor
6 employed by any of the parties hereto, and have no interest in
7 the outcome hereof.

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Julie A. Fish



MEETING DATE: OCTOBER 17, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-011-24 (SRP CARREL SUBSTATION)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 5 SERDY

Executive Summary:

Special Use Permit requesting approval of a new Wireless Communication Facility (WCF) on an approximately 2.5± acre parcel in the GR - General Rural Zone;

If This Request is Approved:

The Special Use Permit would allow a new Wireless Communication Facility (WCF) on tax parcel 103-26-0440 (legal on file).

Next Steps:

Should the Commission find that this Special Use Permit request is necessary and appropriate at this location and time, the next step would be that the Commission to forward SUP-011-24 to the Board of Supervisors with a **favorable recommendation**, along with the **(15) stipulations**. If the Commission does not find the proposed SUP appropriate for the zoning district, then the Commission should forward this case to the Board of Supervisors with a **recommendation of denial**.

LEGAL DESCRIPTION:

Situated in a portion of Section 36, Township 1 North, Range 8 East

TAX PARCELS:

103-26-0440 (legal on file);

LANDOWNER/APPLICANT:

Salt River Project, property owner, Ashley Scott, applicant/agent.

SUMMARY:

After review and analysis of the proposed application Staff finds that Ashley Scott (applicant/agent) has submitted the proper application and evidence. Staff provides the following summary of findings together with the information of this staff report:

1. The Special Use Permit would allow the construction of a WCF that meets all requirements of County Code and FCC Regulations.
 - a. WCF is to be place on an existing utility pole.
 - b. Paved access, compound, and parking will remediate Air Quality concerns.
2. The WCF will provide the area with improved high quality reliable wireless service, in addition to enhancing emergency services.
3. A thorough analysis of the project has been conducted in collaboration with additional County professionals and no immediate harm or risk to the local community or broader public has been identified.

REQUESTED ACTION & PURPOSE:

SUP-011-24 – PUBLIC HEARING/ACTION: Salt River Project, landowner, Ashley Scott, applicant/agent, requesting approval of a Special Use Permit to operate a new standalone wireless communication facility, on an 2.50± acre parcel in the GR General Rural Zone; tax parcel 103-26-0440 (legal on file); situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County

SIZE: 2.5 ± acre parcel.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential (0-1 du/ac).

EXISTING ZONING AND LAND USE: The property is zoned General Rural Zone (GR).

SURROUNDING ZONING AND LAND USE:

North: General Rural Zone (GR) / Single Family Residence

South: Apache Junction / Vacant

East: General Rural Zone (GR) / Single Family Residence

West: Apache Junction / Vacant

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 19, 2024

Newspaper Advertising: September 26, 2024

Property Mailout, Applicant: September 26, 2024

Site posting, Applicant: August 26, 2024 & September 26, 2024

FINDINGS:

Site data:

Flood zone: "X" an area that is determined to be outside the 100 and 500 year flood plain.

ACCESS: The property is located just northeast of S Mountain View Road and E 32nd Avenue.

HISTORY: The subject site is an electrical substation. A pre-application meeting was held on January 23, 2024 wherein the applicants were advised to apply for a Special Use Permit, as no SUP for this facility was found to exist.

ANALYSIS: The applicant, Salt River Project, landowner, Ashley Scott, applicant, is requesting a Special Use Permit to operate a new standalone wireless communication facility to install antennas on an

existing utility pole located outside of the Carrel Substation. The applicant is proposing to install antennas at a height to 80' RAD Center. Ground equipment required for the communication facility will be enclosed by a 10' CMU wall. The lack of this facility would adversely impact the community in leaving a communications gap.

As per the applicant, T-Mobile is proposing to add antennas, for wireless service, as well as emergency services. The WCF is necessary to fill a GAP/Deficiency in the T-Mobile network in the area. SRP will provide the power, construct, and maintain the facility. Therefore, the proposed use is expected to have little to impact on traffic in the area. The facility will have minimal impact to nearby properties, and all operations will comply with local, state and federal laws & regulations.

The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (O). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non-residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

And specifically for wireless facilities:

- **Any neighborhood opposition, either written or verbal, received by the applicant;**
- **possibilities for camouflage that have been explored, and why the proposed option was chosen; and a description of alternative sites that have been explored;**
- **A description of possibilities for using a greater number of shorter monopoles or towers in place of the proposed facility**
- **Information on the willingness of the landowner and the service provider to allow other service providers to co-locate on the proposed facility; and**
- **Potential gaps that could impede the provision of services if this request is not approved.**

Staff notes there has been no public concern so far with neighbors within proximity.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit request under Planning Case **SUP-011-24**. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Salt River Project, property owner, Ashley Scott, applicant/agent, have submitted the proper application and evidence. Staff provides the following findings together with the information of this staff report:

Salt River Project, landowner, Ashley Scott, applicant/agent, requesting approval of a Special Use Permit to operate a new standalone wireless communication facility, on an 2.50± acre parcel in the GR General Rural Zone; tax parcel 103-26-0440 (legal on file); situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County

1. This Special Use Permit will allow a 84-foot wireless communications tower on an approximately 2.5 ± acre parcel in the GR General Rural Zoning District.
2. To date, no opposition letters have been received.
3. The WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services.
4. Granting of the Special Use Permit will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF SUMMARY:

Should the Commission find, after the presentation by the applicant and the testimony and evidence presented at the public hearing, that this Special Use Permit request is appropriate and compatible with the permitted uses of the (GR) zoning district, does not negatively impact adjacent properties, and ensures that public health, safety, and general welfare are protected, the next step would be for the Commission to forward SUP-011-24 to the Board of Supervisors with a favorable recommendation, along with the (15) stipulations.

If the Commission does not find all of the factors listed above appropriate for the zoning district, then the Commission should forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. All Federal (FCC), State and County regulations shall adhere to and all required approvals, plans, submittal documents, and permits submitted and obtained; including, but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;

2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
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5. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
6. The above proposed Site Plan should have a paved road access to the project, paved road access with the project and paved parking stall/s, unless not required by Traffic/Public Works Engineer;
7. An Air Quality industrial permit may be required if there is an emergency generator installed with a capacity of 325HP or more and runs 72 hours or more;
8. Access road to the WCF shall be 24' wide per code requirements;
9. One ADA parking space for the facility must be provided on site;
10. With the exception of changes necessary to meet applicable stipulations, the layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted on 05-22-2024;
11. Any new change or new expansion of use shall require approval by the Board of Supervisors under the procedures pursuant to PCDSC 2.150.010 (O);
12. At such time as technology becomes antiquated, the wireless communication facility shall be removed from the subject property at owners expense;
13. The applicant shall keep the property free of trash, litter and debris;
14. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department; and
15. Special use permit is tied to the parcel number 103-26-0440.

Date Prepared: 9/25/24 GB

Date Prepared: 10/3/24 GB

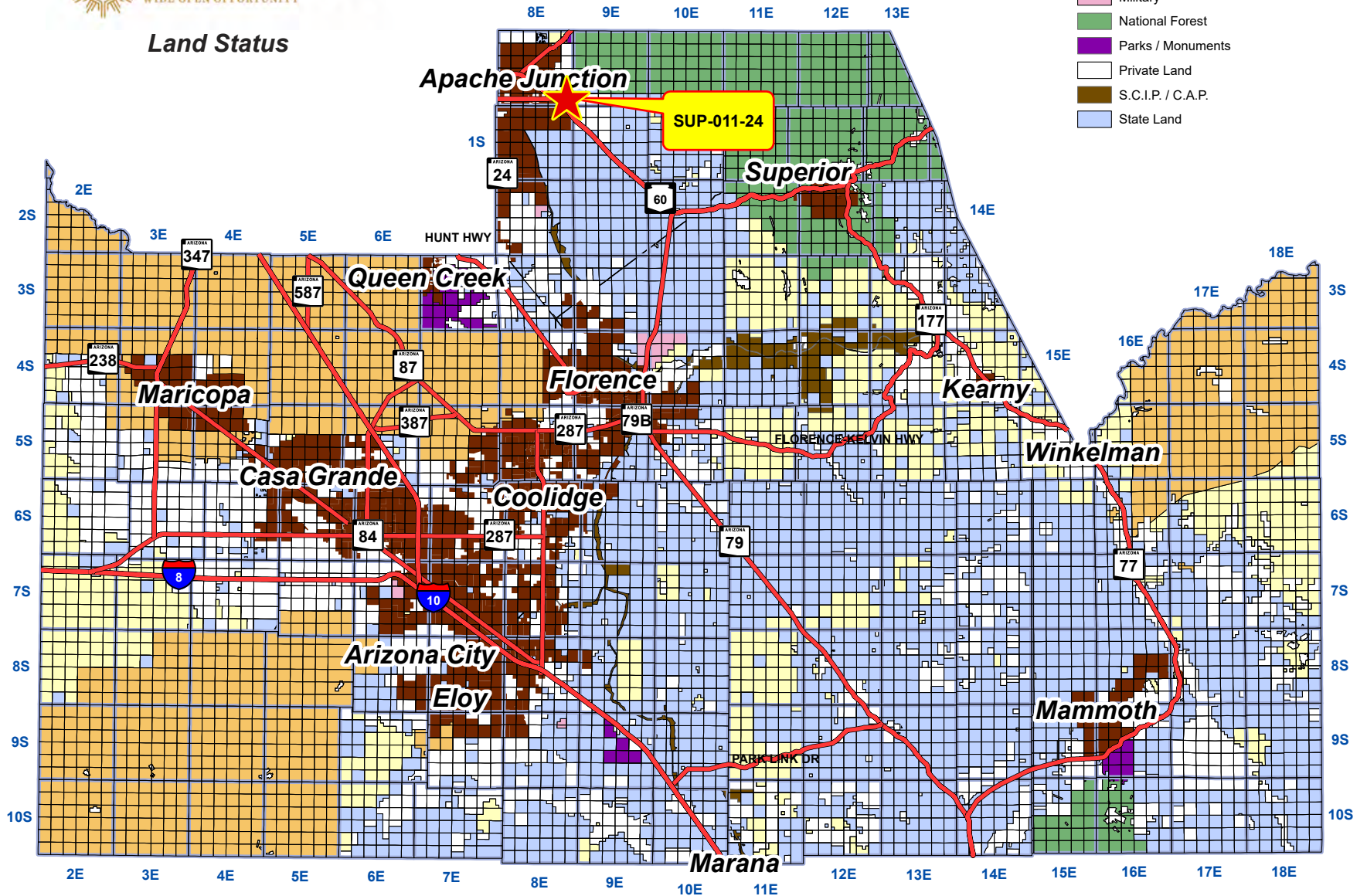


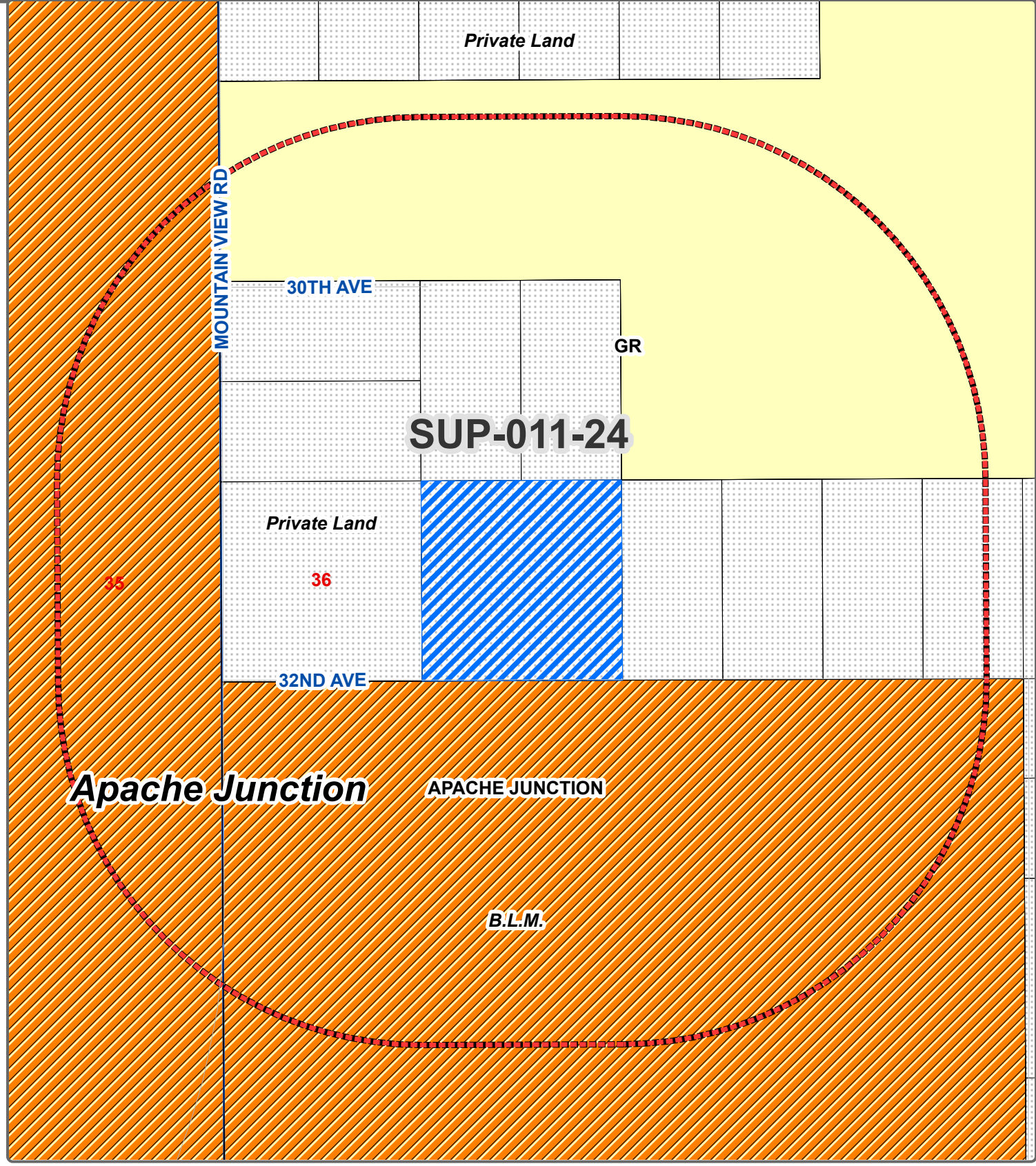
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





Community Development

Owner/Applicant: SALT RIVER PROJECT		
Drawn By: GIS/IT - RWH	Date:	07/29/2024
Section 36	Township 01N	Range 08E
Case Number: SUP-011-24		

Legal Description:
Situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County.

SEC 36, TWN 01N, RNG 08E


Sheet No.
1 of 1



Current Zoning: GR
Request Zoning: Rezone
Current Land Use: VLDR

10326038A

103267000

MOUNTAIN VIEW RD

30TH AVE

10326042B

10326041A

10326041B

10326042A

SUP-011-24

USA103010

103260430

103260440

10326045A

10326045B

10326046B

10326046A

10326047A

10326047B

32ND AVE

10327004B

10327004A

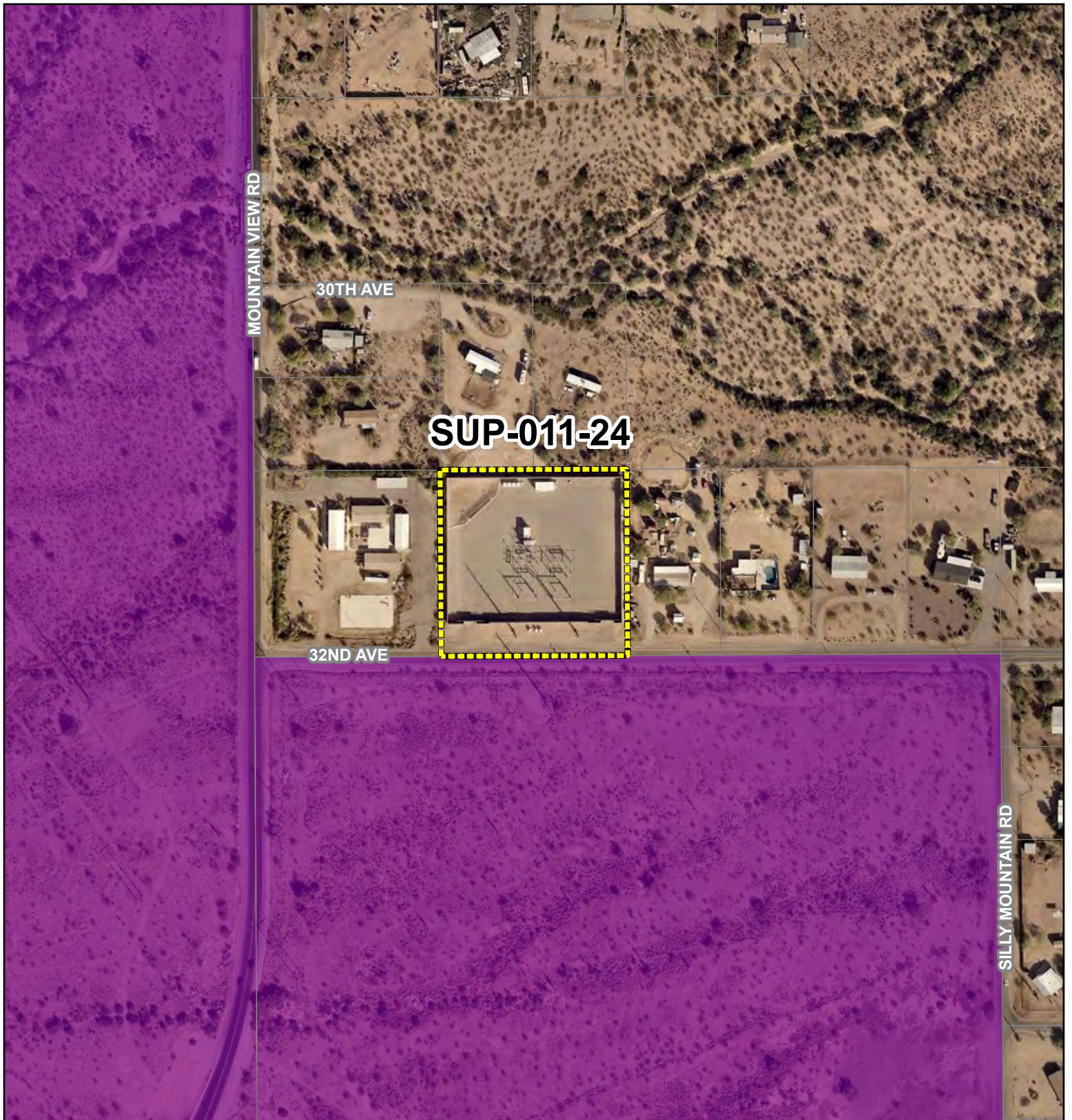
103277000

10327005A

10327005B

SILLY MOUNTAIN RD

10327012B

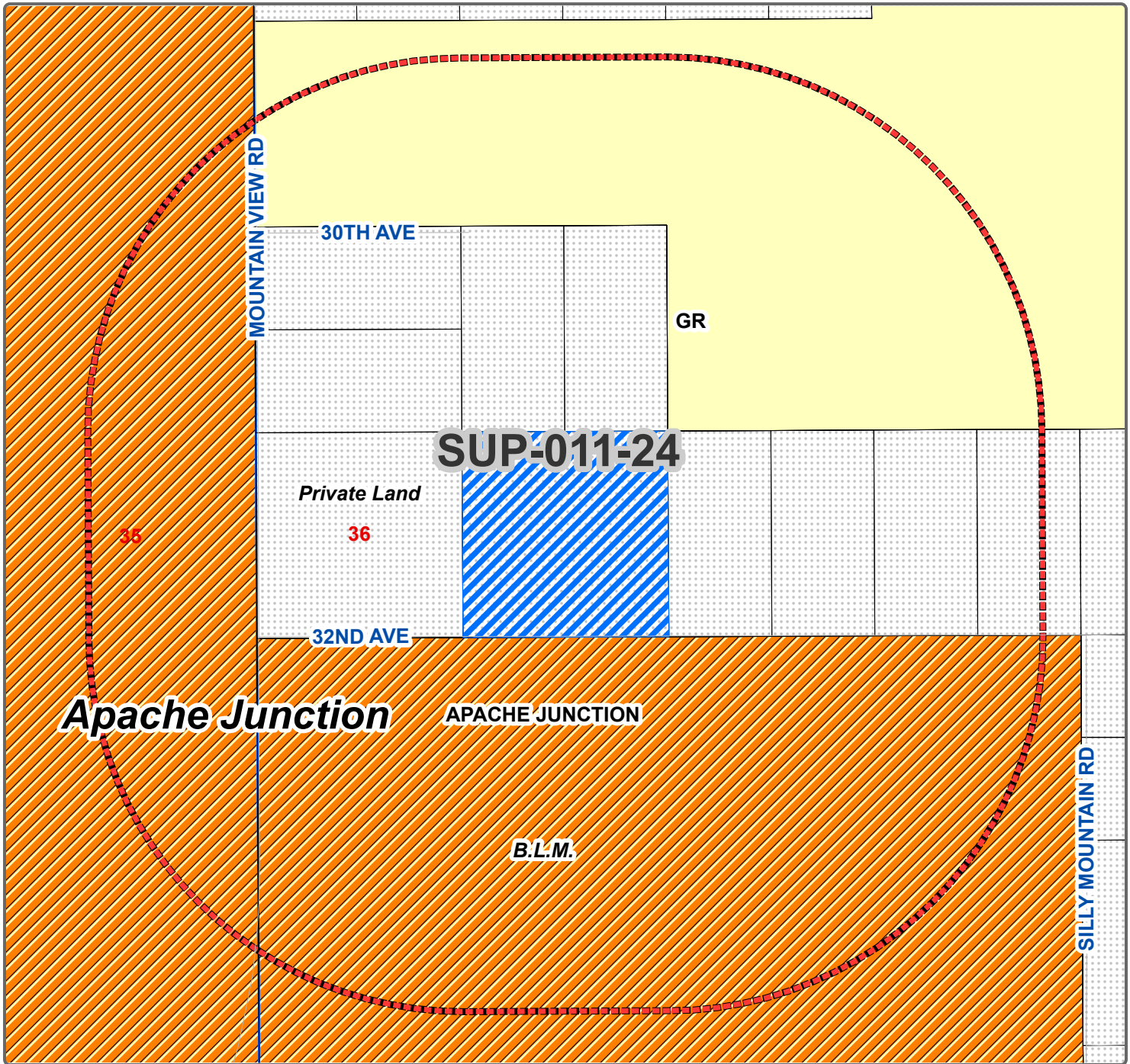


Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-011-24



Community Development

SUP-011-24 – PUBLIC HEARING/ACTION: Salt River Project, landowner, Ashley Scott, applicant/agent, requesting approval of a Special Use Permit to operate a new standalone wireless communication facility, on an 2.50± acre parcel in the GR General Rural Zone; tax parcel 103-26-0440 (legal on file); situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: VLDR



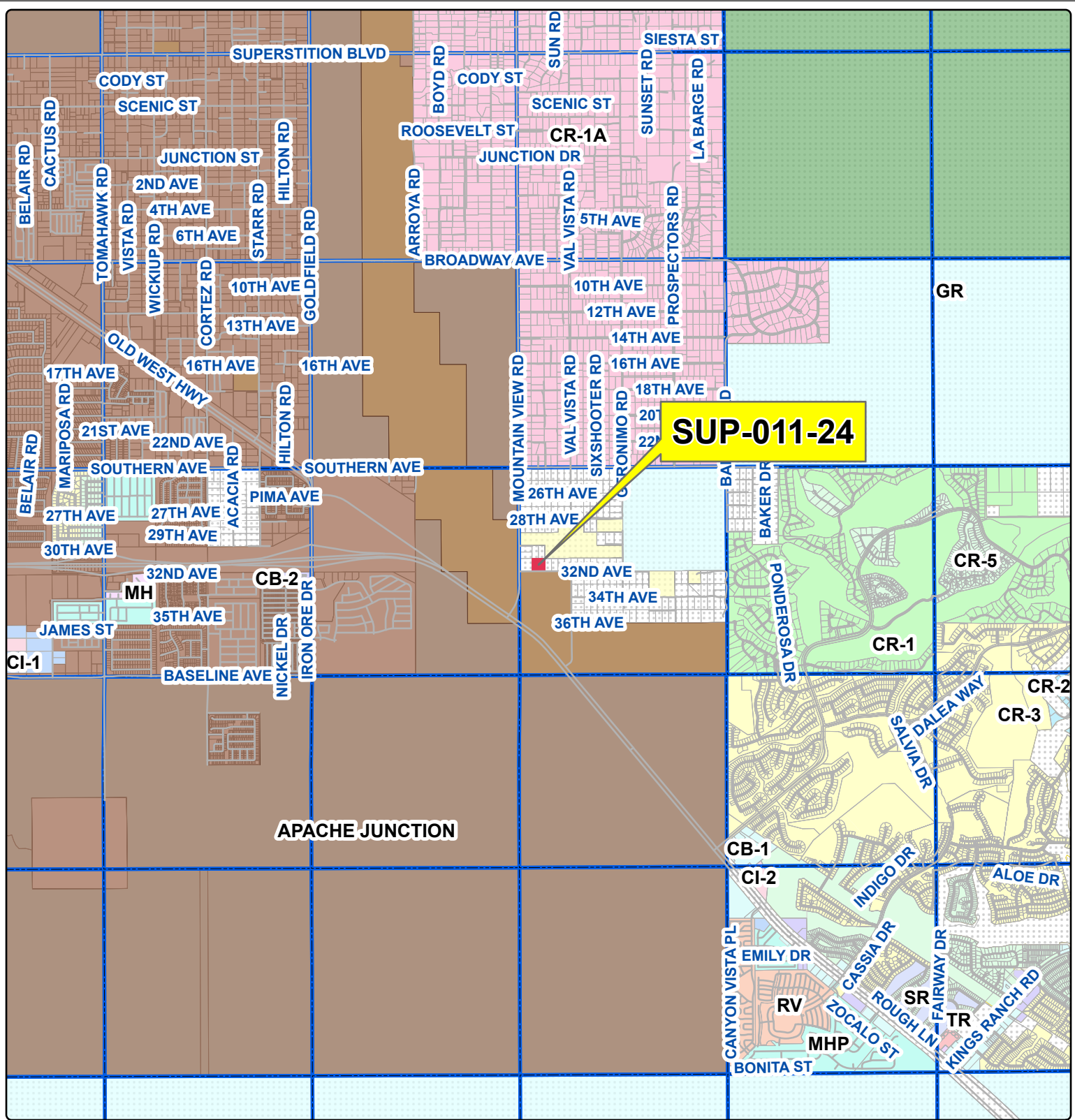
Legal Description:
 Situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County.

SEC 01, TWN 08S, RNG 06E



Owner/Applicant: SALT RIVER PROJECT		
Drawn By: GIS / IT /RW/	Date: 07/29/2024	
Section 36	Township 01N	Range 08E
Case Number: SUP-011-24		

Sheet No.
1 of 1



Community Development



Legal Description:
 Situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County.

SEC 36, TWN 01N, RNG 08E



Owner/Applicant:		SALT RIVER PROJECT	
Drawn By:	GIS / IT / RWH	Date:	07/29/2024
Sheet No.	Section 36	Township 01N	Range 08E
Case Number:		SUP-011-24	



APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting: _____ 2. Pre-application Number: Z-PA- _____

3. The legal description of the property: _____

4. Tax Assessor Parcel Number(s): _____ 5. Current Zoning: _____

6. Parcel size: _____

7. The existing use of the property is as follows: _____

8. The exact use proposed under this request: _____

9. Is the property located within three (3) miles of an incorporated community? _____ If yes, which ones?

10. Is an annexation into a municipality currently in progress? _____
If yes which one?: _____

11. Is there a zoning or building violation on the property for which the owner has been cited? _____
If yes, Zoning/Building Violation Number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: _____

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: _____
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: _____
3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?
 YES NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). _____
_____, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? _____
Indicate these parking spaces on the site plan.
8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

9. What type of landscaping are you proposing to screen this use from your neighbors? _____
~~to match pole. Equipment is located behind block wall.~~ Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. None
11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.
12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. _____

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Ashley Scott P.O. Box 52025 Phoenix, AZ 85072
Name of Applicant Address

Ashley Scott ashley.scott@srpnet.com 602-236-2838
Signature of Applicant E-Mail Address Phone Number

Ashley Scott P.O. Box 52025 Phoenix, AZ 85072
Name of Agent/Representative Address

Ashley Scott ashley.scott@srpnet.com 602-236-2838
Signature of Agent/Representative E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Greg Carek on behalf of Salt River Project P.O. Box 52025 Phoenix, AZ
Name of Landowner Address 85072

Greg Carek greg.carek@srpnet.com 602-236-2856
Signature of Landowner E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

Application Checklist:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- Hold a neighborhood/community meeting prior to application submittal:
 - Notify all property owners within 1200'
 - Hold the meeting within 5 miles of the subject property
 - Hold the meeting between 5:00pm and 9:00pm
 - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- Include neighborhood Public participation information with the application:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified
 - Meeting Minutes
 - Attendance sign-in sheet with names & addresses
- Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

PROPERTY OWNERSHIP LIST
 (Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 70 day of March, 2024, at the office of SRP Maps Online and is accurate and complete to the best of my knowledge.
 (Source of Information)

On this 2nd day of April, 2024, before me personally appeared Ashley Scott
 Signature Ashley Scott Date 4/2/24 (Name of signor)

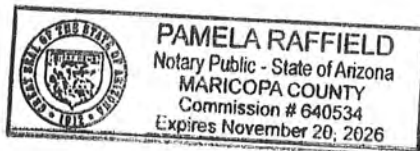
State of Arizona
) ss.

County of Maricopa
Pamela Raffield
 Printed Name of Notary

My Commission Expires November 20, 2026

Pamela Raffield
 Signature of Notary

(SEAL)



AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____ and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints _____

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me _____ this day _____ of by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Salt River Project
[Insert Company's or Trust's Name]

By: [Signature]
[Signature of Authorized Officer, or Trustee]

Its: Manager - Telecom Commercial SVCS
[Insert Title]

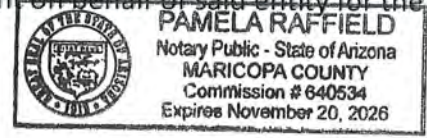
Dated: 12 March 2024

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 12th day of March, 2024 by
Gregory M. Canek, Manager - Telecom Commercial SVCS
[Insert Signor's Name] [Insert Title]
Salt River Project, an Arizona Political Subdivision an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: November 20, 2026



Pamela Raffield
Printed Name of Notary

[Signature]
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by
_____, who acknowledges himself/herself to be

[Insert Signor's Name]
_____, of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary

Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4” by 4” wooden poles
 - e. All surfaces, including edges shall be painted Sunburst Yellow or approved equivalent
 - f. Black letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area
11. Submit the posting affidavit as soon as the sign is installed along with a photograph, any incorrect information on the sign may result in delay of your case
12. Case description information should be brief but able to convey what the application is for i.e. Rezoning for a 600 lot single family residential subdivision

Letter Sizes: All Letters Upper and Lower Case Unless Specified

<p>5" BOLD CAPITAL LETTERS</p> <p>5" <i>Bold Italic Letters</i></p>	
<p>2" Letters 2" Letters 2" Letters 2" Letters</p> <p>3" Letters 3" Letters</p>	<p>3" Letters</p>
<p>2" Letters 2" Letters</p>	

**Zoning and Planned Area Development Cases:
4 Feet Tall by 8 Feet Wide, Sunburst Yellow or equivalent**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Proposed Zoning: Acreage: Case Description:	Public Hearing Information
Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyz.gov	

**Special Use Permit and Industrial Use Permit Cases
4 Feet Tall by 8 Feet Wide**

PINAL COUNTY <i>Public Hearings</i>	
Case Number: Existing Zoning: Acreage: Case & SUP Description:	Public Hearing Information
Applicant Name: Applicant Phone Number:	
Case Information Available at Pinal County Community Development (520) 866-6442 or ww.pinalcountyz.gov	

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/> When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:

Review Type #_Plan Type. For example:

- First Submittal Review
 - SUB1_Application
 - SUB1_PAD Book or Narrative
 - SUB1_TIA
 - SUB1_ALTA
 - SUB1_Drainage Report...etc
 - SUB1_...etc

- Second Substantive Review (only resubmit items that are being amended)
 - SUB2_Application
 - SUB2_Drainage Report
 - SUB2_TIA
 - SUB2_ALTA
 - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*

** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*



Commercial Telecom
Mail Station CUB163 | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-2838
Ashley.scott@srpnet.com

December 21, 2023

Pinal County
Attn: Planning Division
85 N. Florence Street
Florence, AZ 85132

Re: New Wireless Communications Facility at SRP's Carrel Substation, parcel 103-26-0440

To whom it may concern,

Purpose of the Request:

SRP is requesting zoning approval from Pinal County for a new Wireless Communication Facility (WCF) to be owned, constructed, and maintained by Salt River Project (SRP). The purpose of the proposed WCF is to allow wireless carriers co-location tower and ground space to provide new or improved wireless coverage to their customers in the area.

Description of Proposal:

This project was initiated by a request from T-Mobile who has asked SRP if we could add antennas to an existing utility pole located outside of Carrel Substation. Their proposed antenna array will be 4' wide per sector, with 2 antennas and 2 remote radios per sector, a total of 3 sectors. The antennas will be added to existing utility pole at 80' rad center. Please see site plan drawings for details. All ground equipment will be within the fenced area of Carrel Substation.

Location and Accessibility:

Accessibility and parking will be near the driveway next to the pole. All T-Mobile equipment will only be accessible from the inside of the substation and inside a designated fenced in area away from any electrical grid equipment or structures. No 3rd party telecom personnel will have access to the substation. Only SRP qualified persons will be allowed outside of the fenced WCF area.

Conformance to Adopted Comprehensive Plan:

Antennas will be painted to match existing utility pole.

Utilities and Permitting:

SRP will provide commercial power required for the WCF. SRP does not plan to pull any building, electrical, or other permits related to the WCF. This is general rule applied to all SRP owned properties. SRP maintains very high construction standards and safety is of utmost importance to SRP, to ensure the safety of all persons in or around their facilities and of course the protection and safety of the electrical grid itself.

Sincerely,

Ashley Scott
Salt River Project
Wireless Site Development Agent



EXISTING



PROPOSED



SRP SITE NAME: CARREL SUBSTATION
SITE ADDRESS: 4950 E. 32ND AVENUE
 APACHE JUNCTION, ARIZONA 85119
CARRIER NAME: T-MOBILE
CARRIER SITE NAME: SRP CARREL SUBSTATION
CARRIER SITE #: PH68046



PROJECT INFORMATION:
 CARREL SUBSTATION
 PH68046
 4950 E. 32ND AVENUE
 APACHE JUNCTION, AZ 85119
 PINAL COUNTY

CURRENT ISSUE DATE:
 5/20/24

ISSUED FOR:
 SUBMITTAL

REV.	DATE	DESCRIPTION	BY:
0	5/20/24	ISSUED FOR SUBMITTAL	JRS

DRAWN BY: JRS **CHK.:** MAY **APV.:** RCY

PLANS PREPARED BY:

10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608

LICENSURE:

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

SHEET TITLE:
 TITLE SHEET

SHEET NUMBER: T-1 **REVISION:** 0
 YDC-10365

PROJECT CONTACTS

APPLICANT

SRP TELECOM
 MAIL STATION CUB163
 P.O. BOX 52025
 PHOENIX, AZ. 85072
 CONTACT: MARK MAES
 PHONE: (602) 757-7367

PROPERTY OWNER

SALT RIVER PROJECT AG IMP & POWER DIST.
 MAIL STATION CUB163
 P.O. BOX 52025
 PHOENIX, AZ. 85072
 CONTACT: MARK MAES
 PHONE: (602) 757-7367

SITE ACQUISITION

SRP TELECOM
 MAIL STATION CUB163
 P.O. BOX 52025
 PHOENIX, AZ. 85072
 CONTACT: ASHLEY SCOTT
 PHONE: (602) 236-2838

CONSTRUCTION

SRP TELECOM
 MAIL STATION PAB353
 P.O. BOX 52025
 PHOENIX, AZ. 85072

ARCHITECT

YOUNG DESIGN CORP.
 10245 E. VIA LINDA #211
 SCOTTSDALE, AZ. 85258
 CONTACT: JOHN SULTZBACH
 PHONE: (480) 451-9609

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV.
T-1	TITLE PAGE	0
Z-1	SITE PLAN	0
Z-2	PROPOSED ENLARGED PLANS	0
Z-3	PROPOSED ELEVATION	0

PROJECT INFORMATION

LICENSE AREA : N/A
 OCCUPANCY:
 MONOPOLE : N/A
 WALLS & EQUIP. : N/A
 CURRENT ZONING : GR
 A.P.N. : 103-26-0440
 LATITUDE (NAD-83)
 LONGITUDE (NAD-83)

SITE TYPE: EXISTING 75' UTILITY POLE

PROJECT DESCRIPTION

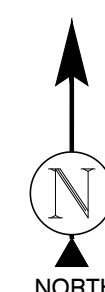
THIS PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF (6) ANTENNAS, (6) RRH UNITS ON AN EXISTING 75' UTILITY POLE, AND ASSOCIATED EQUIPMENT CABINETS FOR T-MOBILE. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

VICINITY MAP



DIRECTIONS TO SITE

FROM T-MOBILE OFFICE - TAKE US60 EAST TO S. MOUNTAIN VIEW ROAD AND TURN LEFT. TURN RIGHT ONTO E. 32ND AVENUE. SITE WILL BE LOCATED IN THE SUBSTATION ON THE LEFT HAND SIDE OF THE ROAD.



PAINT NOTE:
NEW ANTENNAS AND MOUNTING HARDWARE,
TO BE PAINTED TO MATCH EXISTING SITE
CONDITIONS, PER LOCAL JURISDICTIONAL
REQUIREMENTS

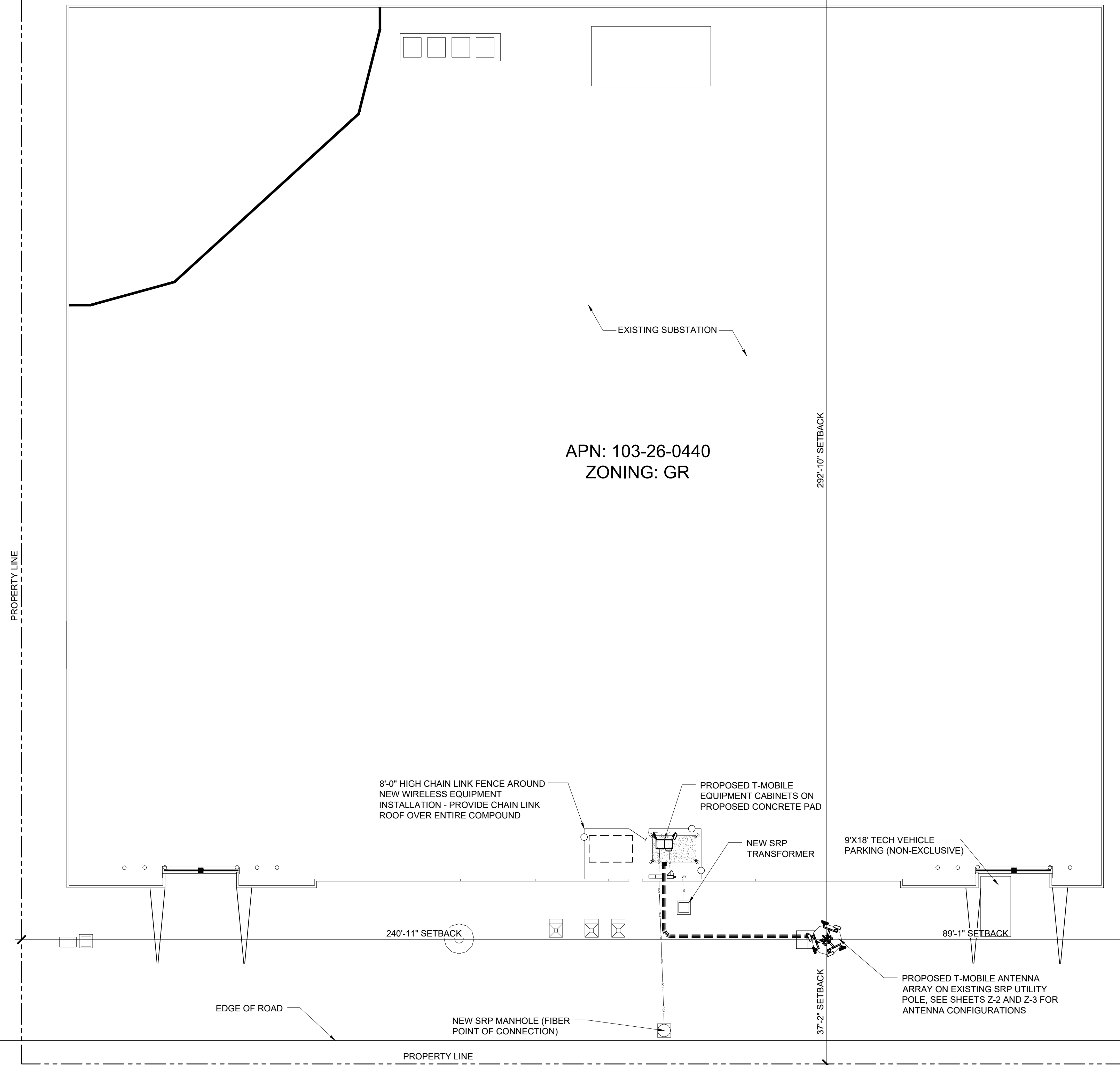
ZONING: GR

ZONING: GR

ZONING: GR

ZONING: GR

PROPERTY LINE



APN: 103-26-0440
ZONING: GR

EXISTING SUBSTATION

8'-0" HIGH CHAIN LINK FENCE AROUND
NEW WIRELESS EQUIPMENT
INSTALLATION - PROVIDE CHAIN LINK
ROOF OVER ENTIRE COMPOUND

PROPOSED T-MOBILE
EQUIPMENT CABINETS ON
PROPOSED CONCRETE PAD

NEW SRP
TRANSFORMER

9'X18' TECH VEHICLE
PARKING (NON-EXCLUSIVE)

240'-11" SETBACK

89'-1" SETBACK

EDGE OF ROAD

NEW SRP MANHOLE (FIBER
POINT OF CONNECTION)

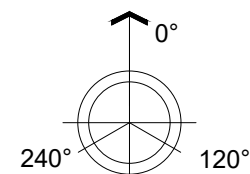
37'-2" SETBACK

PROPOSED T-MOBILE ANTENNA
ARRAY ON EXISTING SRP UTILITY
POLE, SEE SHEETS Z-2 AND Z-3 FOR
ANTENNA CONFIGURATIONS

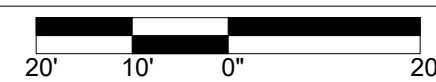
PROPERTY LINE

E. 32ND AVENUE

NORTH



22"x34" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"



OVERALL SITE PLAN

1

PLANS PREPARED FOR:



PROJECT INFORMATION:

**CARREL SUBSTATION
PH68046**
4950 E. 32ND AVENUE
APACHE JUNCTION, AZ 85119
PINAL COUNTY

CURRENT ISSUE DATE:

5/20/24

ISSUED FOR:

SUBMITTAL

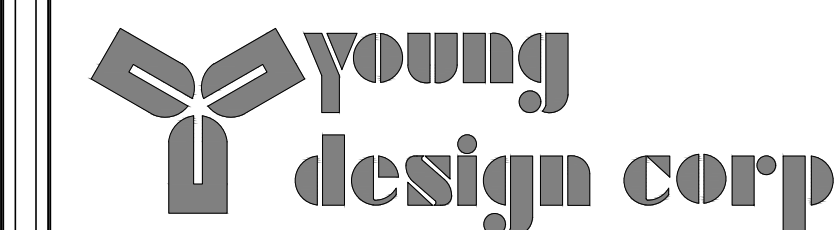
REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY:
0	5/20/24	ISSUED FOR SUBMITTAL	JRS

DRAWN BY: CHK.: APV.:

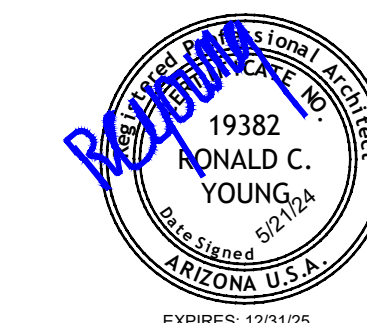
JRS MAY RCY

PLANS PREPARED BY:



10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

LICENSURE:



THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

SHEET TITLE:

OVERALL SITE PLAN

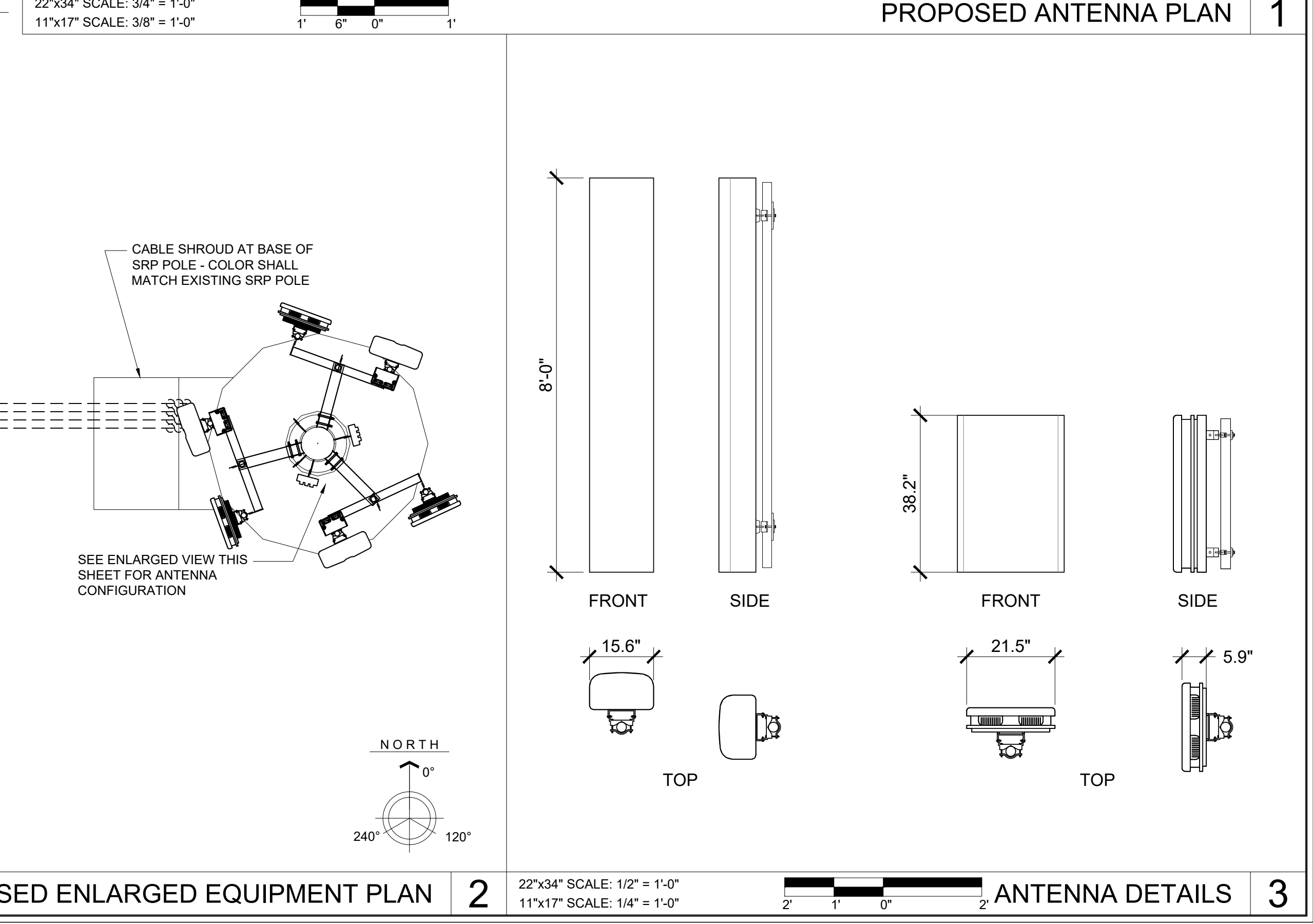
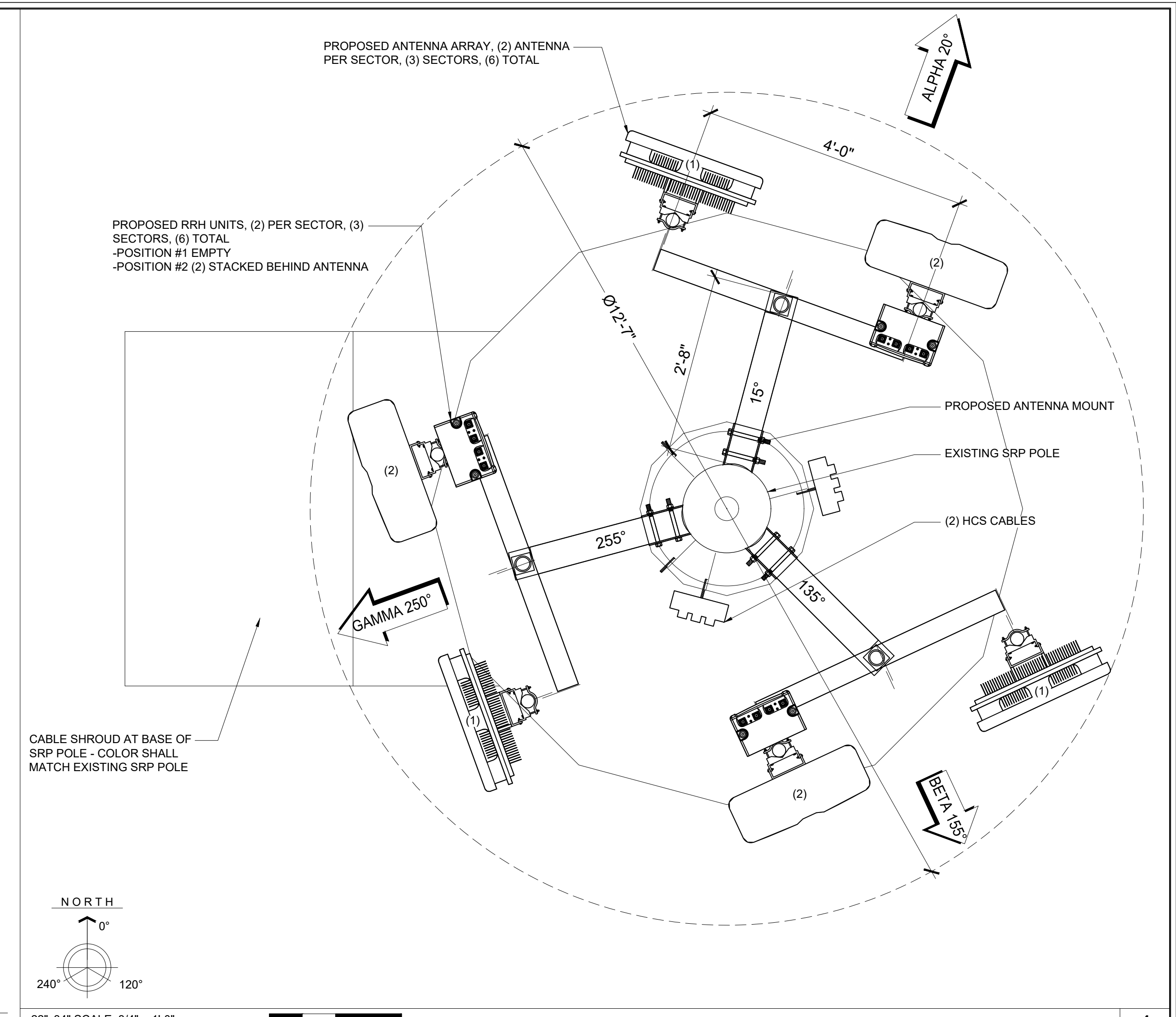
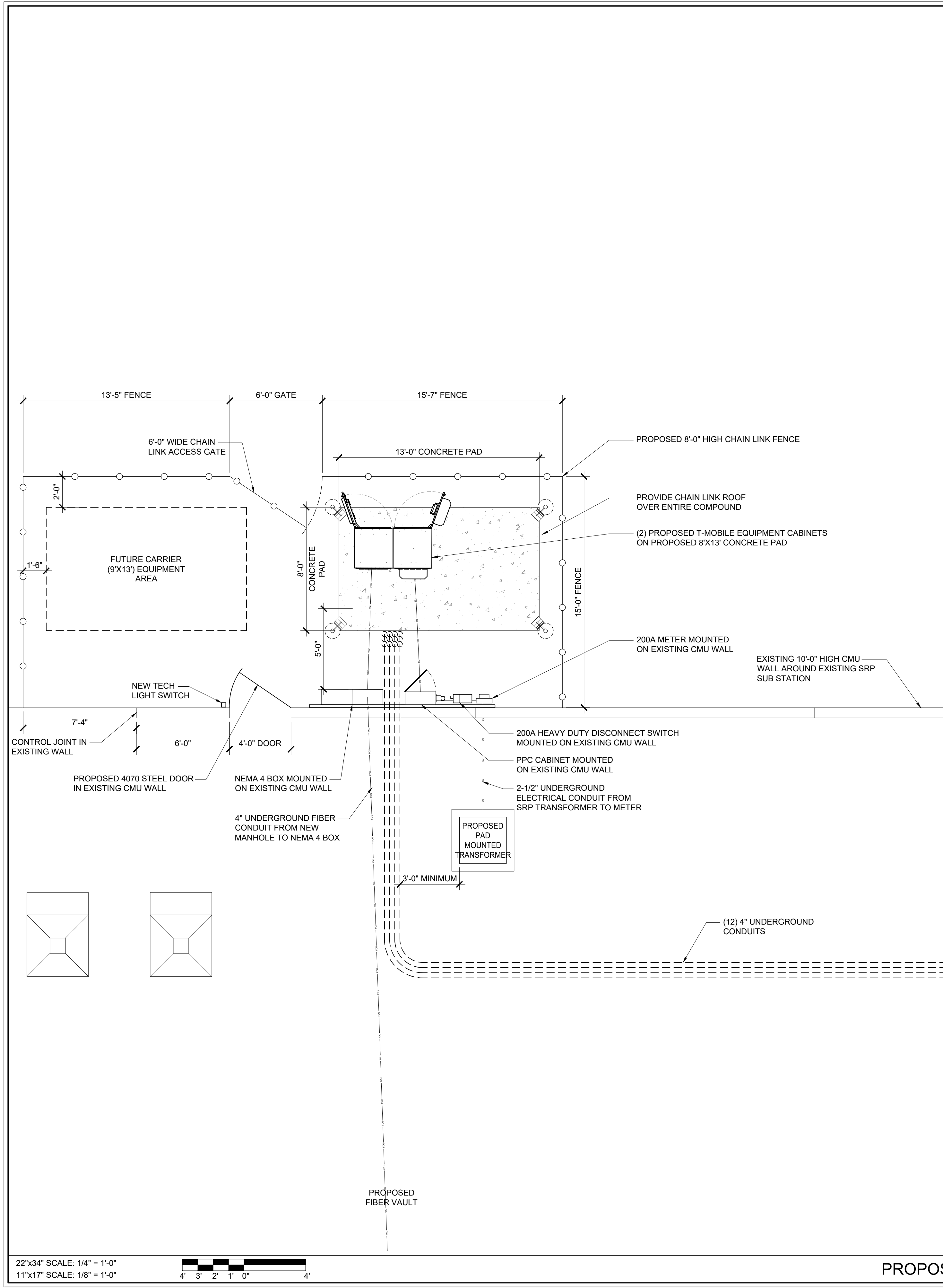
SHEET NUMBER: REVISION:

Z-1

0

YDC-10365

SUP-011-24



PLANS PREPARED FOR:



PROJECT INFORMATION:
CARREL SUBSTATION
 PH68046
 4950 E. 32ND AVENUE
 APACHE JUNCTION, AZ 85119
 PINAL COUNTY

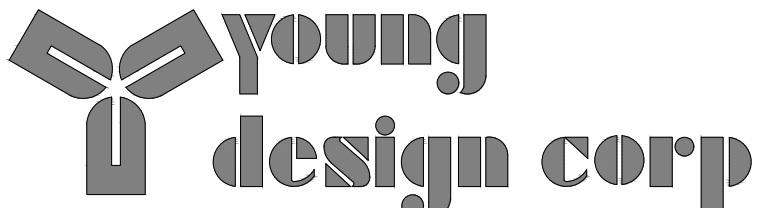
CURRENT ISSUE DATE:
5/20/24

ISSUED FOR:
SUBMITTAL

REV.	DATE	DESCRIPTION	BY:
0	5/20/24	ISSUED FOR SUBMITTAL	JRS

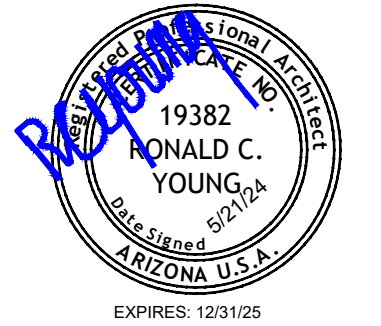
DRAWN BY: **JRS** CHK.: **MAY** APV.: **RCY**

PLANS PREPARED BY:



10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608

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SHEET TITLE:
PROPOSED ENLARGED PLANS

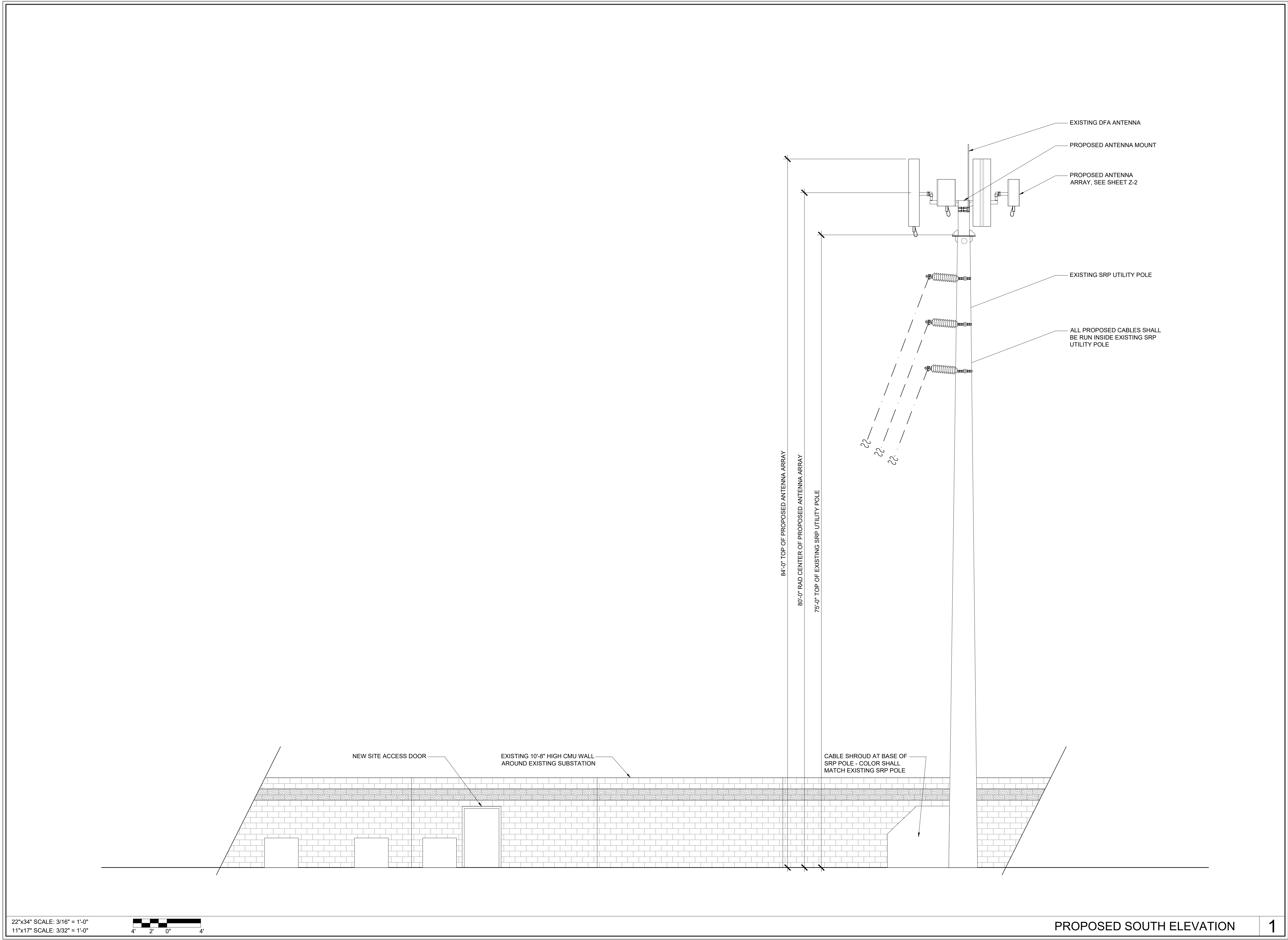
SHEET NUMBER: **Z-2** REVISION: **0**
 YDC-10365

22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"

PROPOSED ENLARGED EQUIPMENT PLAN **2**

22"x34" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0" ANTENNA DETAILS **3**

SUP-011-24



PLANS PREPARED FOR:



PROJECT INFORMATION:

**CARREL SUBSTATION
PH68046**
4950 E. 32ND AVENUE
APACHE JUNCTION, AZ 85119
PINAL COUNTY

CURRENT ISSUE DATE:

5/20/24

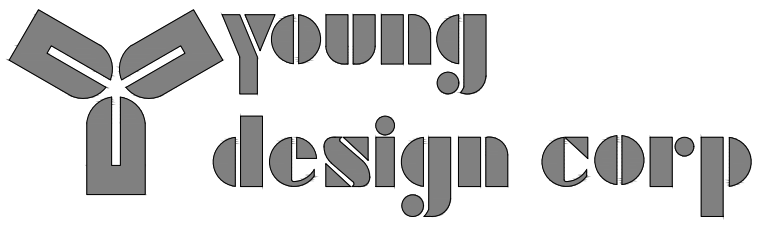
ISSUED FOR:

SUBMITTAL

REV.	DATE	DESCRIPTION	BY:
0	5/20/24	ISSUED FOR SUBMITTAL	JRS

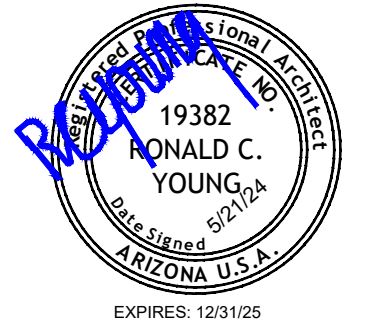
DRAWN BY:	CHK.:	APV.:
JRS	MAY	RCY

PLANS PREPARED BY:



10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

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SHEET TITLE:

PROPOSED ELEVATION

SHEET NUMBER: **Z-3** REVISION: **0**

YDC-10365

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



PROPOSED SOUTH ELEVATION **1**

SUP-011-24

PROPERTY OWNERSHIP LIST
 (Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 70 day of March, 2024, at the office of SRP Maps Online and is accurate and complete to the best of my knowledge.
 (Source of Information)

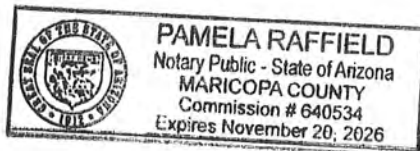
On this 2nd day of April, 2024, before me personally appeared Ashley Scott
 Signature Ashley Scott Date 4/2/24 (Name of signor)

State of Arizona
) ss.

County of Maricopa
Pamela Raffield
 Printed Name of Notary

My Commission Expires November 20, 2026

Pamela Raffield
 Signature of Notary (SEAL)





Commercial Telecom
Mail Station CUB163 | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-2838
Ashley.scott@srpnet.com

Meeting Minutes

Date **March 19, 2024**

Time **6:00pm – 7:00pm**

Meeting called to order by **Ashley Scott / Tom Wilson**

Location **Best Western
8333 E. Sunrise Sky Dr. Gold Canyon, AZ 85118**

In attendance

Salt River Project, Ashley Scott, Wireless Site Development Agent

Salt River Project, Jenny Garay, Administrative Assistant

Salt River Project, Tom Wilson, Siting Public Involvement Representative

**There was no attendance from property owners within 1200' of proposed cell site.
Salt River Project's staff was present and on site for the full hour.**



Tom Wilson
Public Involvement Representative
PAB4TB | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-2519
Tom.Wilson@srpnet.com

Important information regarding Future SRP construction in your neighborhood and Informational Open House

March 4, 2024

Dear SRP Customer:

This letter is to inform you of a future telecommunication project in your neighborhood.

As you may be aware, the wireless communications industry is growing rapidly. Consumers are increasingly shifting to portable wireless devices to meet their data and overall communications needs. To fulfill this ever-growing demand for new and existing wireless services, wireless carriers have had to add infrastructure in the form of new sites, or in many cases upgrade the infrastructure at sites they already have in-place. SRP continues to play a key role in facilitating improvements to wireless consumer's service experiences by providing wireless carriers access to SRP's extensive portfolio of existing tower assets. By utilizing SRP's infrastructure, wireless carriers have less of a need to build new towers near the customers they are striving to serve.

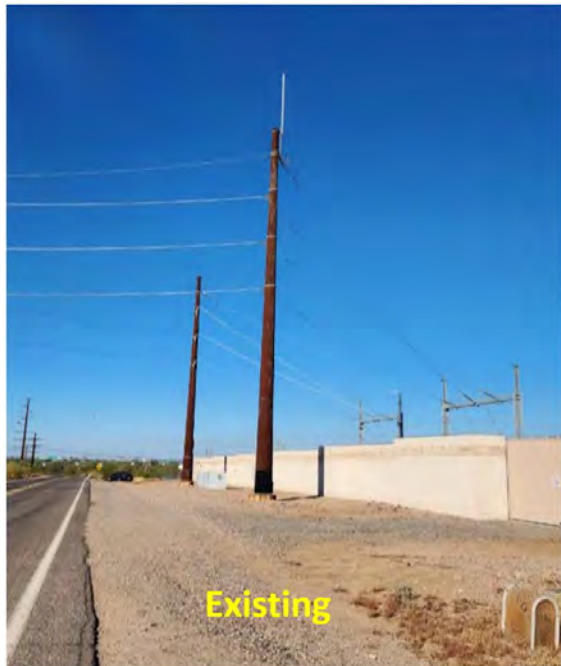
In order to accommodate the increased use of wireless devices in the Apache Junction area, installation of a cellular array to be located on an **existing** 69kV electric pole at the Carrel substation is planned for late 2024. It will be located on 32nd Avenue just east of S. Mountain View Road (please see map on reverse side) is necessary. This installation will take place on the most-eastern of the two poles directly in front of the substation. The antenna array will be as close together as technologically feasible.

We appreciate your cooperation concerning this project and would like to apologize in advance for any inconvenience you may experience when construction takes place. **An Informational Open House will be held on Tuesday, 3/19/2023** (see reverse side). Should you have any questions or concerns regarding this project, please feel free to call me at **(602) 236-2519**.

Sincerely,

Tom Wilson

Tom Wilson
SRP Public Involvement Representative
Job # PH64086 Carrel Substation Wireless



INFORMATIONAL OPEN HOUSE (Drop In/No Formal Presentation)

Tuesday, 3/19/2024 Between 6:00 PM & 7:00 PM

Best Western Gold Canyon Inn & Suites

8333 E Sunrise Sky Dr, Gold Canyon, AZ 85118

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Sep. 26, 2024

NOTICE ID: KFYnF8K1BoJbYVzexQgx

NOTICE NAME: SUP-011-24 Notice of Public Hearing

Rachel Cozart

(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 09/27/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

Note: the anticipated hearing date inserted below represents a 'best case scenario'. The actual dates may vary due to unforeseen complications, staffing, illness, or other factors. The applicant may post the site with the required large broadcast signs at any time however, the newspaper publication should not be ordered until the planner confirms date.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17th DAY OF OCTOBER 2024, AT THE PINAL COUNTY EOC/PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-011-24 - PUBLIC HEARING/ACTION: Salt River Project, landowner, Ashley Scott, applicant/agent, requesting approval of a Special Use Permit to operate a new standalone wireless communication facility, on an 2.50+ acre parcel in the GR General Rural Zone; tax parcel 103-26-0440 (legal on file); situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 29th DAY OF JULY 2024, by Pinal County Community Development Department TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type).
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

ANY WRITTEN STATEMENTS

ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132
Contact for this matter: Glenn Bak,
Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
No. of publications: 1; date of publication: Sep 26, 2024

AARON KENT & JULIE	5085 E 28TH AVE	APACHE JUNCTION	AZ	85119
SCHARRER CARISSA	5043 E 28TH AVE	APACHE JUNCTION	AZ	85119
CONWAY VALONNE	4947 E 28TH AVE	APACHE JUNCTION	AZ	85119
SHARP CHRIS D & BEVERLY D	4995 E 28TH AVE	APACHE JUNCTION	AZ	85119
WLODARSKI EUGENIA D	4843 E 28TH AVE	APACHE JUNCTION	AZ	85119
ROBBS MATTHEW J & HANNAH L	4869 E 28TH AVE	APACHE JUNCTION	AZ	85119
ROMERO CLAUDIO ALEXANDER CORTES	260 N 81ST ST	MESA	AZ	85207
MARTINEZ ANGELICA RAE	3043 S MOUNTAIN VIEW RD	APACHE JUNCTION	AZ	85119
OHLY EDWARD J	4861 E 30TH AVE	APACHE JUNCTION	AZ	85119
WAT SAMAKKI OF ARIZONA	3147 S MOUNTAIN VIEW RD	APACHE JUNCTION	AZ	85119
WILMORE WHOLESALE INC PROFIT SHARING & TRUST	4245 E SUPERIOR AVE	PHOENIX	AZ	85040
ALVIN CLINT C	5084 E 32ND AVE	APACHE JUNCTION	AZ	85119
GRADILLAS GILBERT V & JILL MCAFFEE	5198 E 32ND AVE	APACHE JUNCTION	AZ	85119
MACKENZIE KENNETH D & REBECCA L	5124 E 32ND AVE	APACHE JUNCTION	AZ	85119
SWANSON ELIZABETH	5274 E 32ND AVE	APACHE JUNCTION	AZ	85119
SWANSON JAMES A	5274 E 32ND AVE	APACHE JUNCTION	AZ	85119
RADEBAUGH WILLIAM S & CINDY J TRS	8036 E FOUNTAIN ST	MESA	AZ	85207
ZAVATTA CINDY SUE	5335 E 32ND AVE	APACHE JUNCTION	AZ	85119
SCOTT SEAMON M & MELANIE	3269 S SILLY MOUNTAIN RD	APACHE JUNCTION	AZ	85119
NOVALSKY THOMAS J	5239 E 32ND AVE	APACHE JUNCTION	AZ	85119
THE LENNON GROUP LLC	1051 S 81ST PL	MESA	AZ	85208
ACCOUNTS PAYABLE	PO BOX 421123	INDIANAPOLIS	IN	46242
CORNWELL TRAMPIS T	945 FRANKLIN ST W	WEST SALEM	WI	54669
THE LENNON GROUP LLC	1051 S 81ST PL	MESA	AZ	85208
BREITENBACH DEBBIE	5324 E 34TH AVE	APACHE JUNCTION	AZ	85119
STRICKLAND CHARLES D & KAREN D	3431 S SILLY MOUNTAIN RD	APACHE JUNCTION	AZ	85119

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17th DAY OF OCTOBER 2024, AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

SUP-011-24 – PUBLIC HEARING/ACTION: Salt River Project, landowner, Ashley Scott, applicant/agent, requesting approval of a Special Use Permit to operate a new standalone wireless communication facility, on an 2.50± acre parcel in the GR General Rural Zone; tax parcel 103-26-0440 (legal on file); situated in a portion of Section 36, Township 01 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located northeast of S Mountain View Road US Highway 60 in an unincorporated area of Pinal County .

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

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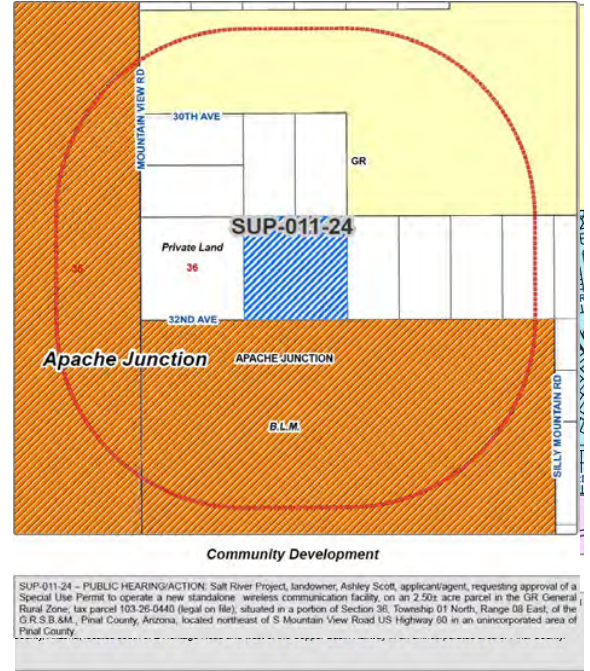
DATED THIS 23RD DAY OF SEPTEMBER 2024, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner
e-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444



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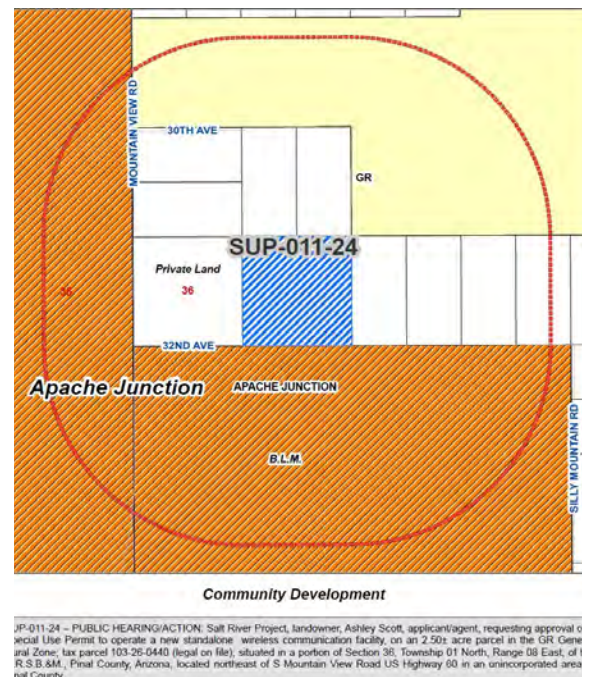
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FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner
e-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444





PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 ((85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING



PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING

