



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**THURSDAY, FEBRUARY 5, 2009**

**MEETING MINUTES**

**PRESENT:** Robert Littlefield, Council Member  
Jeremy Jones, Vice Chairman  
Eric Hess, Planning Commission Member  
David Ortega, Design Member  
Michael Edwards, Design Member  
David Brantner, Development Member  
Eric Gerster, Development Member

**STAFF:** Steve Venker  
Joe Padilla  
Edmond Lamparez  
Keith Niederer

**CALL TO ORDER**

Councilman Littlefield called the meeting of the Scottsdale Development Review Board to order at 1:08 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**OPENING STATEMENT**

Councilman Littlefield read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting. He made special note of the focus on quality building and design.

## **MINUTES**

1. Approval of January 22, 2009 Development Review Board Study Session Minutes
2. Approval of January 22, 2009 Development Review Board Meeting Minutes

**VICE-CHAIRMAN EDWARDS MOVED TO APPROVE THE JANUARY 22, 2009 MINUTES OF THE DEVELOPMENT REVIEW BOARD INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER GERSTER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## **CONSENT AGENDA**

3. 102-DR-2008 The Promenade Storage Facility

**BOARD MEMBER BRANTNER MOVED TO APPROVE 102-DR-2008, THE PROMENADE STORAGE FACILITY. SECONDED BY COMMISSIONER HESS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

## **REGULAR AGENDA**

4. 107-DR-2008 Verizon PHO Sluggo

Mr. Niederer reviewed the requested modifications for the wireless facility. The second portion of the request is for a backup diesel generator, which would be placed next to the existing cellular equipment and will be screened with a matching metal screen wall. He presented a photo simulation showing that the new antenna would provide a reduction in clutter on the antenna.

Mr. Niederer explained that Verizon has decided to install backup generators in reaction to pending federal legislation that would require all cellular sites to have emergency backup.

Councilman Littlefield commented that proactive consideration should be given to the pending federal requirement and how it might affect Scottsdale.

In response to a question by Board Member Brantner, Mr. Niederer explained that the green color, Clover, was selected for the pole because it matches the existing poles on the street. The screen walls are raised from the ground in order to provide additional ventilation; it would be possible to lower the screens to grade. Board Member Brantner noted a preference for using the tan color typically used in the area on the pole.

In response to a question by Board Member Gerster, Mr. Randy Downing agreed that it would be possible to share generators in order to reduce equipment; however it would be difficult because of the many variables that would have to be considered, including undergrounding lines and shared agreements.

Mr. Downing explained that two options are available for providing backup power. Battery units are not feasible in the desert environment because they need to be kept cool. The diesel "Whisper Quiet" generator gives off 61 decibels and would not require a cooling system. The unit would require periodic maintenance and testing. Verizon will make every effort to minimize the visual impact on the community.

Mr. Dennis McGill spoke in opposition to the backup generator being installed. He noted no objection to the pole-mounted antenna. He felt that burying the backup generator would be more appropriate for the area, which is along the northern edge of Saddleback Mountain Preserve.

Mr. Downing noted that staff had indicated that burying the generator would not be technically possible. Mr. Niederer explained that the decision had been made during a joint meeting between Verizon, Risk Management, Transportation department, and the Fire Department.

Councilman Littlefield requested that staff provide him with documentation of concerns about undergrounding.

Board Member Jones commented that diesel tanks are underground at gas stations as well as developments requiring backup energy, which would indicate there are no safety reasons for not placing the generators underground.

Board Member Gerster encouraged staff to be more creative in placement of equipment boxes. He suggested that agreements could be reached between cellular providers and developers when the locations are in areas near commercial development.

Board Member Ortega suggested that it might be possible to use vaulting. He noted that the evacuation corridor is an appropriate location for cellular equipment and antennas.

Councilman Littlefield commented that he was uncomfortable approving the case without consideration for the precedent that could be set for the City.

Board Member Jones felt the case should be continued because of the unknown factor of the pending Federal case and how that will affect the City's cellular sites and because of the technical aspect of burying the generators.

**BOARD MEMBER JONES MOVED TO CONTINUE 107-DR-2008, VERIZON PHO SLUGGO. BOARD MEMBER BRANTNER SECONDED THE MOTION.**

In response to a question by Vice-Chairman Edwards, Mr. Downing explained that no landscape enhancement is being proposed as part of the application. Vice-Chairman Edwards felt that landscaping along the right side of the existing sidewalk would be an enhancement. Board Member Jones agreed that adding landscaping would be an improvement.

Board Member Ortega clarified that there were no objections to the antenna installation separate from the generator.

Mr. Downing noted that the applications were originally separate; Verizon would appreciate an approval on the antenna and a continuation of only the generator.

**BOARD MEMBER JONES MOVED TO APPROVE THE ANTENNA PORTION AND TO CONTINUE THE DIESEL GENERATOR PORTION OF CASE 107-DR-2008, VERIZON PHO SLUGGO. SECONDED BY BOARD MEMBER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0). COMMISSIONER HESS WAS NOT PRESENT.**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:43 p.m.

Respectfully submitted,  
AV-Tronics, Inc