



CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minute summary of the regular meeting of the City Council of Sierra Vista held on the 14th day of January 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 28th day of January 2016

SEAL

A handwritten signature in black ink, appearing to read "Maria G. Marsh", written over a horizontal line.

Maria G. Marsh
Deputy City Clerk

A handwritten signature in blue ink, appearing to read "Jill Adams", written over a horizontal line.

Jill Adams
City Clerk

Sierra Vista City Council
Meeting Minutes
January 14, 2016

Mayor Mueller called the January 14, 2016 City Council Meeting to order at 5:00 p.m., City Hall Council Chambers, 1011 N. Coronado Drive, Sierra Vista, AZ

Roll Call

Mayor Rick Mueller – present
Mayor Pro Tem Bob Blanchard – absent
Council Member Alesia Ash – present
Council Member Gwen Calhoun – present
Council Member Rachel Gray – absent
Council Member Hank Huisking – present
Council Member Craig Mount – present

Mayor Mueller noted that Mayor Pro Tem Blanchard is out of town and Council Member Gray is attending a professional development forum.

Others Present:

Chuck Potucek, City Manager
Adam Thrasher, Police Chief
Ron York, Fire Chief
Sharon Flissar, Public Works Director
Victoria Yarbrough, Leisure and Library Services Director
Matt McLachlan, Community Development Director
Abe Rubio, IT Director
Judy Hector, PIO
Pam Weir, Management Analyst
Jill Adams, City Clerk
Nathan Williams, City Attorney

Invocation – Pastor Harlow Jensen, Immanuel Lutheran Church, conducted the invocation.

Pledge of Allegiance - Council Member Huisking led the Pledge of Allegiance.

Item 1 Acceptance of the Agenda

Council Member Ash moved that the agenda for the Regular City Council Meeting of January 14, 2016, be approved. Council Member Calhoun seconded the motion. The motion carried unanimously, 5/0.

Awards and Presentations

Installation of Council Chambers Art Gallery and recognition of artists – Ms. Yarbrough and Mayor Mueller introduced the artists and thanked Tim and Robin for all of their work.

City Manager's Report: Mr. Potucek made the following announcements:

- Wished everyone in Sierra Vista a Happy and Prosperous New Year;

- Veterans Memorial Park ADA Improvements Project was completed last week and it was funded through a CDBG Grant that has improved accessibility at the park and looks great;
- The NAPA Integrated Business Solutions contract which has been signed and they will begin to support the Fleet Services Division at the Pedro Castro Center starting on January 19th;
- The firm of BNR Paving has been repairing asphalt in the Vista Village area and he cautioned citizens driving in the area to be careful that should be completed next week;
- The firm of KE&G is repairing sidewalks on Wilcox Drive and he cautioned citizens to be watchful of that;
- City facilities will be closed on January 18th in observance of Dr. Martin Luther King, Jr. Day and as result of that the trash schedule will change, Mondays will be on Tuesdays, Tuesdays will be done on Wednesdays and as a result, will there not be special pickups that week; and
- Extended everyone a happy and thoughtful holiday weekend.

Item 2 Consent Agenda

Item 2.1 Approval of the City Council Regular Meeting Minutes of December 10, 2015;

Item 2.2 Approval of the City Council Special Meeting Minutes of December 17, 2015

Council Member Mount moved that the Consent Agenda consisting of the regular meeting minutes of December 10, 2015 and the special meeting minutes of December 17, 2015, be approved. Council Member Calhoun seconded the motion. The motion carried unanimously, 5/0.

Public Hearing – There was no response.

Item 3 Resolution 2016-001, Request for Amendments to Chapter 151, Development Code, of the City Code of Ordinances, Pertaining to Section 151.02, Definitions; Section 151.04, General Regulations; Section 151.05, Performance Standards; Section 151.21, Mixed Use Development; Section 151.22, Establishment of Zoning Districts; Section 151.25, Temporary Use Permits; Section 151.26, Conditional Uses; and Section 151.29, Home Based Businesses

Council Member Ash moved that Resolution 2016-001, amendments to Chapter 151, Development Code, of the City Code of Ordinances, pertaining to Section 151.02, Definitions; Section 151.04, General Regulations; Section 151.05, Performance Standards; Section 151.21, Mixed Use Development; Section 151.22, Establishment of Zoning Districts; Section 151.25, Temporary Use Permits; Section 151.26, Conditional Uses; and Section 151.29, Home Based Businesses, be approved. Council Member Huisking seconded the motion.

Mr. McLachlan stated that like the work done on the City Code, the scope of the review principally concentrated on the form and structure of the Development Code and ways to improve upon its framework. The overarching goal is to provide for increased clarity and consistency in the review process.

Article 151.22 establishes the various zoning districts represented on the City Zoning Map. Each zoning district establishes those uses that are permitted by right as a principal accessory use and those that may be considered on a conditional use basis. The Department's recommendation is:

- To standardize the use classifications across all zoning districts and provide for their terminology in the definition section.

There are several uses defined within the district regulations or missing definitions all together.

- The recommendation is to use permissions by zoning district to more easily identify at a glance which zone authorize specific uses and to define those uses in the definition section.

Perspective business owners will be able to more easily ascertain which zones they can locate their businesses by looking at the chart.

- In providing for a more flexible framework the Department is proposing to expand the range of permitted uses in the General Commercial District to allow attached single family, multifamily dwellings and mixed use buildings by right to accommodate infill housing on vacant and underutilized sites to add another dimension to the City's business districts.

The Department is also recommending that the General Commercial Zone allow light manufacturing uses and workshops when taking into account the nature and character of the existing building stock particularly along the side streets in the West End that are already being conducive for such use.

The Department is also introducing a new use classification for brew pups, micro-brewery and micro-distilleries to accommodate a growing national trend of small startups that pose zoning challenges for those communities unprepared for accepting them.

- Relocation of any special requirements or performance standards associated with permitted uses into a new article governing special requirements for those particular uses.

There are currently separate articles for home based businesses, temporary uses, mixed used development and general requirements for alternative energy systems and communication facilities. Adult uses and medical marijuana dispensary and cultivation and infusion facilities have special regulations tied to the use under the district regulations. Staff recommends that the special regulations in associated with these uses be consolidated under one article rather than being dispersed and in some cases repeated throughout the Code.

- Article 151.26 was revised governing conditional uses to permit the application of those conditional uses expressly authorized within each zoning district.

The Article currently provides an avenue for nearly any conditional use to be considered within any zone irrespective of whether it is currently provided for under the district regulations. Staff recommends amending the Article to correlate with the matrix of use permissions by zoning district.

- The resolution also provides for amendments to the City's Commercial Communications Facilities Ordinance to strengthen the review and approval process of new cell towers and encourage the placement of accessory antennas in existing structures the utility poles.

Accessory antennas that do not add more than 20 feet in height to an existing tower or alternative structure, i.e., a utility pole or building would be allowed by right with a simple building permit.

A new telecommunications tower would be permitted by right as an accessory use on a nonresidential zone, use property or as a primary use on a property within the General Commercial, Light Industrial, Industrial Park and Heavy Industrial Zoning Districts.

If the tower is proposed to be located within 150 feet of a property zoned or used for residential purposes or is taller than 60 feet, a conditional use permit would be required. Any tower taller than 60 feet must be engineered to accommodate no less than three antenna waves to provide co-location. The applicant:

- Must demonstrate through competent substantial evidence that existing towers or structures cannot accommodate and provide the proposed telecommunication service;
- Must design the tower to blend in with natural setting or built environment through the use of color, screen, textures, materials or other technique;
- Must provide a visual line of sight analysis including photo simulated post construction renderings to enable the City to assess the visual impacts and surrounding properties.

A maintenance provision was also added to ensure that the communications facilities required landscaping is maintained in accordance with the original permit conditions. Any deviation to the proposed standards would require a variance.

The Planning and Zoning Commission considered the proposed amendments at two work session held in October and at their regular meeting on December 1st and unanimously recommended approval of the text amendments as proposed.

In response to Mayor Mueller, Mr. McLachlan stated that the requested action is the approval of the resolution declaring a public record of the amendments to Chapter 151 and establishing a 30-day public comment period.

Council Member Huisking asked if the amendments include home based antennas. Mr. McLachlan stated that they would be commercial communication facilities.

Council Member Huisking explained that it would be antennas on top of people's houses that are extraordinary high. Mr. Potucek added that they are hand radio towers. Mr. McLachlan stated that he believes that those would be an accessory structure and would require a permit; but he would have to look into the specific issue.

Mr. Potucek stated that the question that Council Member Huisking asked is not envisioned in the Code provision changes. That is a separate item for residential; but he will have Mr. McLachlan look at that and get back to Council.

Council Member Mount thanked Mr. McLachlan for the work he has put into this; commented that as he was looking at it, it makes a lot of sense and as for the demographic that he represents, they are very happy about the micro-brews and micro-pubs. The 30-day comment period had not started yet and he was already receiving positive feedback.

Council Member Calhoun asked where the amendments are located if the public should want more information. Mr. McLachlan stated that the Code is posted on the home page of the City's website. Council Member Mount noted that it is also on social media.

The motion carried unanimously, 5/0.

Mayor Mueller thanked Mr. McLachlan and noted that his Department has done a lot of good work on this.

New Business

Item 4 Resolution 2016-002, Re-appointment of James Riley as the City Hearing Officer

Council Member Calhoun moved that Resolution 2016-002, re-appointing James Riley as the City Hearing Officer, be approved. Council Member Huisking seconded the motion. The motion carried unanimously, 5/0.

Mayor Mueller stated that the City is very fortunate to have former Judge Riley offer his service gratis as a volunteer opportunity for the City and the City certainly appreciates that.

Item 5 Resolution 2016-003, Appointment of Francisco Flores to the Airport Commission, said term to expire October 12, 2017

Council Member Ash moved that Resolution 2016-003, appointing Francisco Flores to the Airport Commission, said term to expire October 12, 2017, be approved. Council Member Calhoun seconded the motion. The motion carried unanimously, 5/0.

Item 6 Resolution 2016-004, Re-appointment of Susanne Himstedt-Gilbert and Randi Buros and appointment of Matthew Lentz to the Sister Cities Commission, said terms to expire February 8, 2018

Council Member Huisking moved that Resolution 2016-004, re-appointing Susanne Himstedt-Gilbert and Randi Buros and appointing Matthew Lentz to the Sister Cities Commission, said terms to expire February 8, 2018, be approved. Council Member Calhoun seconded the motion. The motion carried unanimously, 5/0.

Item 7 Resolution 2016-005, Appointment of Jenna Alexander to the Tourism Commission, said term to expire June 30, 2017

Council Member Huisking moved that Resolution 2016-005, appointing Jenna Alexander to the Tourism Commission, said term to expire June 30, 2017, be approved. Council Member Mount seconded the motion. The motion carried unanimously, 5/0.

Call to the Public – There was no response.

Comments and Requests of the Council

Council Member Huisking congratulated the Mayor and thanked the newly and reappointed commissioners; thanked the Huachuca Art Association; and announced that on Monday there will be a walk starting at the Kmart parking lot in observance of Dr. Martin Luther King, Jr.

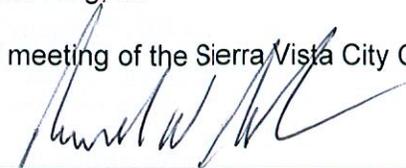
Council Member Mount stated that the art looks wonderful and appreciates it; glad to see SEAHA representatives present; announced that on the 18th the budget process will commence and encouraged people to get involved; announced the upcoming SEAHA meeting; and in closing stated that he looks forward to working with Council this year.

Council Member Ash thanked those serving on the commissions, the artists and the boy scouts.

Council Member Calhoun echoed what others said and wished everyone a Happy New Year.

Mayor Mueller stated that he is also optimistic about the year, encouraged Council to look at the Strategic Plan; announced the Veteran of the Year, Harry Bowen; and encouraged people to join in the walk in observance of Dr. Martin Luther King, Jr.

Mayor Mueller adjourned the January 14, 2016 meeting of the Sierra Vista City Council at 5:30 p.m.



Mayor Frederick W. Mueller

Minutes prepared by:

Attest:



Maria G. Marsh, Deputy Clerk



Jill Adams, City Clerk