

SIERRA VISTA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
January 6, 2015  
2<sup>ND</sup> FLOOR CONFERENCE ROOM  
Meeting Minutes

The Regular Meeting of the Sierra Vista Planning and Zoning Commission was called to order at 5:00 p.m. in the 2<sup>nd</sup> Floor Conference Room.

Members Present:            Joe Kraps, Chair  
                                  Kevin Jorgenson, Vice Chair  
                                  Sharon Lake  
                                  Bruce Piepho  
                                  Ruben Miranda  
                                  Bob Simon  
                                  Dave Grieshop

Members Absent:            None

Staff Present:              Donald Brush, Community Development  
                                  Jeff Pregler, Community Development

Others Present:             Councilmember Huisking  
                                  Councilmember Gray  
                                  Councilmember Calhoun  
                                  Kevin Adams  
                                  Bob Gent  
                                  Gene Fenstermacher  
                                  Elizabeth Alvarez  
                                  Ted Forte  
                                  Craig Liming  
                                  David Roemer  
                                  Amy Carter

ACCEPTANCE OF THE AGENDA:

Mr. Jorgenson made the motion to accept the agenda. The motion was seconded by Mr. Piepho.

VOTE: Approved by a vote of 7-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Piepho made the motion to accept the minutes of December 2, 2014. The motion was seconded by Ms. Lake.

VOTE: Approved by a vote of 6-1. Mr. Grieshop abstained.

### CHAIR COMMENTS

This meeting transitioned Councilmember Rachel Gray as the new City Council liaison to the Commission. Therefore, Mr. Kraps provided an opportunity for both Councilmember Gray and outgoing City Council liaison Hank Huisking to provide introductory comments.

Mr. Kraps stated that he would not be available for the April 21 meeting.

### CALL TO THE PUBLIC

Mr. Kraps opened the meeting to the public. There being no response, Mr. Kraps closed the meeting to the public.

### UPDATES ON PROJECTS

Mr. Brush gave an update on the development projects.

- 1) Comprehensive Sign Plan for the new hospital was approved by Council on December 11;
- 2) The Mattress Firm site plan was submitted and will be located on the northwest side of the Cochise Crossroads shopping center;
- 3) Verizon Wireless submitted a Conditional Use Permit for a 59' monopalm to be located at the transit center which will be considered by the Commission on February 3.

### CITY COUNCIL LIAISON COMMENTS

Councilmember Huisking discussed the following items:

- 1) The City Council orientation is Friday, January 9<sup>th</sup>.
- 2) Strategic Plan Retreat on March 27 and 28.

### Work Session:

The Commission reviewed proposed draft amendments to Development Code Articles 151.02, *Definitions*; 151.10, *Sign Regulations*; and 151.11, *Outdoor Light Control*.

Mr. Brush and Mr. Pregler gave an overview of the amendment process and explained the resources used to create the proposed amendments.

### Article 151.02, *Definitions*

No discussion on these amendments.

Article 151.10.007, Electronic Message Centers

**Number of signs:**

Staff is recommending one free-standing sign per business. The Commission discussed whether stating "one sign per business" was appropriate given the fact that there could be additional businesses on the same site. Mr. Pregler explained that there are distance requirements between signs (100 feet between signs) and that if there were multiple businesses in one building or one property, that the businesses would share the Electronic Message Center (EMC). For those sites where the multi-businesses meet the distance requirement, additional signs could be placed. A consensus of the Commission indicated that the staff recommendation would remain.

**Message Transition.**

Staff recommended an instantaneous message transition. The Commission deferred a recommendation on this item until they can observe the various transition times at their next meeting.

**Length of Message Display.**

Staff is recommending 5 minutes for the length of message display. Many of the Commission members indicated that 5 minutes was too long of a display period and felt that the signs would be ineffective. Mr. Pregler indicated that the 5 minute display length mirrors the language in the Cochise County Sign Code. The Commission deferred a recommendation on this item until they had a chance to observe the differences in display length at the next meeting.

**Message Display.**

Staff is recommending that the message display not display advertising for an off-site business, however, community and charity events would be allowed. The Commission recommended adding the statement, "under the same conditions as above" to the draft language.

**Sign Brightness.**

Staff is recommending that EMC signs have a maximum brightness level of 100 nits if the sign is located in or is facing a residential zoning district. The Commission discussed whether a distance requirement should be included in the language. It was decided that the word "adjacent or adjoining" be included in lieu of specifying a distance requirement.

Staff is recommending that the signs be equipped with photo cell sensors that are factory locked and dim the sign at sunset at the appropriate nit level. Further, staff is recommending that the digital portion of the sign be turned off after the close of business. The Commission discussed adding a timer which would shut off the digital portion of the sign. Further discussion clarified that the non-digital portion of the sign could remain lighted after the close of business while the digital portion needed to be turned off. The Commission wanted verification that the sign has the capability to do this. One final recommended change was to add the word, "full white mode" to the language which indicates that the nit level will be measure from the brightest portion of the sign.

### **Non-Conforming Signs.**

Staff is recommending that non-conforming signs can be replaced with an EMC sign provided they meet the previously stated brightness requirements and that the signs reduce their height per the chart provided in the sign code. This language is included as an incentive for businesses to replace their bright non-conforming signs with less bright EMC signs. The Commission discussed the idea of reducing the sign face proportionally with the height of the sign. Some Commission members felt that reducing the sign face was not enough of an incentive to remove the non-conforming sign. The Commission will defer a recommendation on this issue until the next meeting.

### **Sign Illumination.**

Staff recommended that internally illuminated signs have dark or opaque backgrounds to reduce the amount of illumination for the sign. The Commission discussed whether using a maximum brightness level was more appropriate than using opaque or dark backgrounds. Another thought from the Commission, to help reduce the brightness of an internally illuminated sign, was to count the sign brightness toward the overall site lumen level. Staff will include a maximum brightness level in the proposed amendments for discussion at the next meeting.

### Article 151.11 Outdoor Light Control

#### **Section 151.11.002 Conformance with Applicable Codes.**

Staff discussed adding section G which has to do with turning off conforming light fixtures. It was pointed out that signs should not be allowed to be the sole security lighting on the site.

#### **Section 151.11.004 General Requirements.**

Section D.1 having to do with driveway lighting will be stricken as it is already addressed in Article 151.08. The existing language regarding lumen levels is 9,500 for local streets, 16,000 for collector streets, and 30,000 for arterial streets. Item 2 having to do with multi-family complexes was discussed and the Commission suggested including commercial and industrial sites as well. The conflict between parking lot island trees and lights was mentioned.

Table 151.11-1 describing lumen cap limits was discussed. The lighting levels are being dropped to achieve more consistency with what developers appear to be using on commercial sites.

Section G addresses LED (Light Emitting Diode) lighting and the staff-proposed 3,200K level was questioned. Cochise County uses 3,000K and light fixtures are available throughout the range. Staff agreed to drop the level to 3,000K.

#### **Section 151.11.05 Residential Lighting.**

Staff proposes adding language regarding the shielding of residential lights. This will come into play when complaints are received.

**Section 151.11.07 Signage.**

This language is shifted to the Sign section.

**Section 151.11.008 Outdoor Parking Lots.**

Section C addresses the uniformity of light on a site and staff is proposing to spread the light more evenly on a site by reducing the uniformity ratio from 6:1 to 4:1 (average to minimum).

Mr. Kraps opened the meeting to the public for additional comments.

Staff recommended that LED lighting have a maximum Correlated Color Temperature (CCT) of 3,200K. Mr. Gent stated that Cochise County used a CCT of 3,000k. He further stated that he was pleased with the changes to both the Sign Regulations and Outdoor Lighting Codes.

There was discussion regarding the effects of horizontal light from LED signs. Horizontal light is the illumination that creates skyglow and light pollution. The bigger the sign face means increased horizontal light. The height of the sign does not create additional horizontal light. Ms. Alvarez will provide graphs indicating the impacts of horizontal light.

Mr. Liming advised the Commission to consider the human and health effects of LED lighting when deciding on the amendments to the sign code.

Mr. Roemer indicated that a 5 minutes message display length is too long and makes the sign ineffective. He stated that the height to sign area ratio makes sense and that requiring the signs to be tilted would reduce the amount of horizontal light.

Ms. Carter mentioned the environmental issues associated with EMC signs and that the City should regulate the lighting associated with conventional signs.

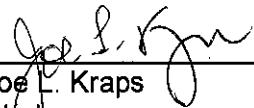
Mr. Adams stated that his business will function with an EMC sign that changes daily.


Mr. Fenstermacher commended both the Digital Sign Task Force and Planning & Zoning Commission for their hard work relating to EMC signs.

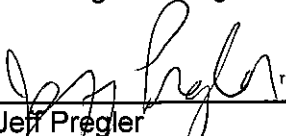
There being no additional comments, Mr. Kraps closed the meeting to the public.

**ADJOURNMENT**

Mr. Kraps adjourned the meeting at approximately 7:30 pm.

  
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Joe L. Kraps  
Chair  
Planning & Zoning Commission

  
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Donald Brush, AICP  
Executive Secretary  
Planning & Zoning Commission

  
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Jeff Pregler  
Recording Secretary