

SIERRA VISTA PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 3, 2015
CITY HALL COUNCIL CHAMBERS
Meeting Minutes

The Regular Meeting of the Sierra Vista Planning and Zoning Commission was called to order at 5:00 p.m. in the Council Chambers.

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

Members Absent: Sharon Lake

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

Council Present: Councilmember Rachel Gray

Public Input: Bob Gent, Tourism Commission/Astronomer
Gene Fenstermacher, EAC Commission
Ted Forte, Huachuca Astronomy Club
Amy Carter, EAC Commission/Private Citizen
Gloria Nettles, Private Citizen
Tricia Gerrodette, Private Citizen

ACCEPTANCE OF THE AGENDA:

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

VOTE: Approved by a vote of 6-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Piepho made the motion to accept the minutes of January 20, 2015. The motion was seconded by Mr. Simon.

VOTE: Approved by a vote of 6-0.

CHAIR COMMENTS

Mr. Kraps stated that term limits will expire on June 30, 2015 for Bruce Piepho and Dave Grieshop, both of whom are eligible to apply for another term. Terms will also expire on June 30, 2015 for Joe Kraps and Sharon Lake, both of whom have reached their term limits.

CALL TO THE PUBLIC

Mr. Kraps opened the meeting to the public.

There being no one wishing to speak Mr. Kraps closed the meeting to the public.

NEW BUSINESS

2. Resolution 1124, a Conditional Use Permit for Verizon Wireless to install a 59 foot communication tower at 2050 E. Wilcox Drive, the City Transit Center.

Mr. Pregler presented the staff report.

Joe Engbrocks, representing Verizon, provided additional information on the project and was asked several questions regarding the proposal. There was general discussion concerning the use of a mono-palm tree and whether that sort of look fit in at the Transit Center. Two Commission members felt that the mono-palm design was inappropriate. One member felt it was the best solution. There was also a question regarding the generator at the site which will provide back-up power in the event of a power outage.

Four members of the public addressed the Commission. Tricia Gerrodette indicated that there seemed to be little recourse if a company failed to honor the conditions of approval or to otherwise maintain the facility. It was noted that the recommended conditions addressed this to some extent.

Bob Gent inquired as to whether there would be lights on the tower and the response was "no".

Gloria Nettles asked about the length of the lease, which is 25 years with a 5 year renewal option; if the tower could be co-located upon, which it can; and whether there would be any signal interference as a result of the tower. Mr. Engbrocks indicated there would not be.

Gene Fenstermacher inquired as to the grounding of the tower and was assured the facility met all applicable building requirements.

The Commission further discussed the aesthetics of the palm tree look. There was also discussion concerning the impact of the two live trees on the tower.

VOTE: 4-2 (Grieshop, Piepho opposed)

3. MPO Presentation, Dan Coxworth

Mr. Coxworth, MPO Administrator, gave an update on the Buffalo Soldier Trail extension to Moson Road Design Concept Report being prepared by Dibble Engineering.

UPDATES ON PROJECTS

Mr. Brush gave an update on the following:

- 1) Fed Ex Ground has submitted a site plan to develop a new regional distribution center on Industry Drive. The project includes the abandonment of several easements and the abandonment process will begin with the Mayor and City Council meeting on February 12.
- 2) City Council work sessions have been moved to 4:00 p.m. There may be times when Planning and Zoning Commission meetings need to be moved to the Police Station or some other location.
- 3) The AT&T mono-pine tower at the Windemere Hotel that is deteriorating will require an enforcement effort to remediate.

CITY COUNCIL LIAISON COMMENTS:

None

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*.

Article 151.02, *Definitions*

No discussion on these amendments.

Article 151.10.007, *Electronic Message Centers*

Mr. Pregler updated the Commission on the changes made since the previous work session.

Mr. Kraps clarified for the public that the discussion did not pertain to billboards, which are prohibited in the City.

There was discussion regarding the size of shopping center signs. The Commission agreed that the maximum size for the EMC portion of such signs was 32 square feet. The notion of a three-sided sign was brought up and staff indicated the definition would be clarified.

The Commission discussed the transition time between messages and agreed that the staff recommendation of "instantaneous" was acceptable.

The Commission discussed the length of message display. The staff recommendation remains 15 seconds. The majority of the Commission determined that 8 seconds was appropriate. Staff noted that there would be two recommendations forwarded to the City Council on this issue.

EMC sign brightness was discussed. The staff recommendation remains 200 nits. There was no consensus by the Commission with their individual recommendations being 300, 300, 300, 200, 200, and 100 nits. Mr. Grieshop noted that even 100 nits was plainly visible from the sidewalk when the outdoor work session was held. The Commission indicated staff should resolve this issue.

The staff proposal to require a dark background for EMC's was discussed and the Commission initially rejected the proposal. The issue came back for discussion later in terms of internally illuminated signage and the Commission decided to re-word the proposed language to "other than white background". They then recommended this for EMC's also.

The issue of non-conforming signs was raised by staff. While reducing sign illumination is important, the issue of gradually eliminating non-conforming development in general should also be considered. This pertains to the proposed language having to do with "proportionality" and the Commission agreed to keep that recommended language.

Article 151.11 Outdoor Light Control

Staff noted that the time for lights to be extinguished would be made consistent at 10:00 p.m. except where business activities are continuing.

The Chair opened the meeting to the public.

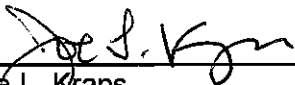
Bob Gent urged the Commission to recommend the dark background for EMC's and showed some examples of existing internally lit signs that are designed in that manner. Speaking for several astronomy groups he strongly urged setting the nit level no higher than 200.

Ted Forte spoke about how EMC's only need to be brighter than the surrounding light to be effective and that 200 or even 100 nits was more than sufficient.

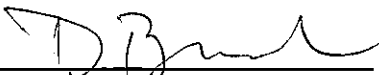
Amy Carter indicated she felt that 200 nits was appropriate.

ADJOURNMENT

Mr. Kraps adjourned the meeting at approximately 7:15 p.m.



Joe L. Kraps
Chair
Planning & Zoning Commission



Donald Brush, AICP
Executive Secretary
Planning & Zoning Commission



Jeff Pregler
Recording Secretary

CITY OF SIERRA VISTA

DISCLOSURE STATEMENT
CONFLICT OF INTEREST

I, JOEL KRAPS, in accordance with §38-501 through §38-509 of the Arizona Revised Statutes, hereby declare the following "substantial" interest in agenda item 2 on the Planning and Zoning Commission meeting of MARCH 3, 2015.

I AM A PARTNER IN ONE OF THE
TWO PARCELS BEING DEVELOPED BY FEDEX
GROUNDS.

Joel Kraps
SIGNATURE

3-3-15
DATE

P&Z COMMISSION CHAIRMAN
TITLE