

SIERRA VISTA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MAY 19, 2015  
CITY HALL 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  
                                     Bruce Piepho  
                                     Dave Grieshop  
                                     Sharon Lake  
                                     Ruben Miranda

Members Absent:            Bob Simon (Excused)

Staff Present:                Donald Brush, Community Development  
                                     Tina Moore, Community Development

Council Present:            Councilmember Rachel Gray  
                                     Councilmember Craig Mount

Public Input:                Justin Allen  
                                     Joanne Berry  
                                     Alex Monson

ACCEPTANCE OF THE AGENDA:

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

VOTE: Approved by a vote of 6-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Piepho made the motion to accept the minutes of May 5, 2015. The motion was seconded by Mr. Jorgenson.

VOTE: Approved by a vote of 6-0.

CHAIR COMMENTS

Mr. Kraps stated that a recommendation on commission vacancies would be considered at the June 2, 2015 meeting. There will be no business June 16.

## CALL TO THE PUBLIC

Mr. Kraps opened the meeting to the public.

Mr. Alex Monson questioned the development of two barns on Avenida del Sol and the widening of Avenida del Sol.

## NEW BUSINESS

### 1. Resolution 1127

Mr. Piepho made the motion to approve Resolution 1127. Seconded by Mr. Miranda. Tina Moore, Planner II, presented the staff memo.

The Commission asked a series of questions to the applicant. There were questions concerning the design of the proposed mono-pine, how the location was arrived at, how the various locations were eliminated from consideration, the possible construction of a tower other than a mono-pine, the nature of signal overlap, co-location on the tower, the height of the panels Verizon will utilize and whether the tower could be over-sized, and the need for a cell tower in the area.

Joe Engbrocks, representing Verizon, addressed all of these issues.

The public hearing was opened.

Justin Allen discussed his concerns with the tower, how it might affect his family, and questioned why the church facility was not a higher consideration. He was also concerned with property values.

Joanne Berry testified about the health effects of cell towers in locations world-wide. She presented information in support of her concerns. She noted that the Telecommunications Act of 1996 severely limited local government's ability to regulate towers. She noted that exposure to cell tower radiation is involuntary. She asked the applicant to reconsider the site.

Alex Monson questioned the planning process and how his views to the east could be allowed to be impacted by new development. He questioned the conditions of the resolution having to do with maintenance of the mono-pine.

The Commission further discussed the issue. They noted that RF issues are under the control of the Federal Communications Commission.

Staff was asked if they had studied this issue and staff responded no, that it was out of our purview.

Mr. Engbrocks indicated that the RF emitted by this tower is far below allowed standards.

Mr. Kraps proposed amending Condition #2 to specifically state that two additional carriers be allowed to located on the tower. The amendment was seconded by Mr. Piepho.

VOTE: Amendment passes 6-0.

VOTE: Motion passes by a vote of 4-2 (Kraps, Jorgenson, Piepho, Miranda in favor; Lake, Grieshop opposed).

### UPDATES ON PROJECTS

Staff provided updates on the following:

- 1) The digital sign/lighting code amendments will go before City Council for final consideration on May 28, 2015.
- 2) The 2015 International Building Code amendments will go before City Council on May 28, 2015.
- 3) There will be an Open Space discussion/seminar by the Urban Land Institute on June 8 from 1:00 to 4:00 at the Fry Fire Station on Apache Road.
- 4) There will be Board and Commission training this upcoming summer.

### CITY COUNCIL LIAISON COMMENTS:

Councilmember Gray had no comments.

### ADJOURNMENT

Mr. Kraps adjourned the meeting at approximately 6:15 p.m.

  
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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