

SIERRA VISTA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 7, 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 5:30 p.m. in the 2<sup>nd</sup> Floor Conference Room.

Members Present:                Ruben Miranda, Chair  
   Dave Grieshop  
   Bob Simon  
   Patricia Olson  
   John Barton  
   David Thompson

Members Absent:                Kevin Jorgenson, Vice Chair

Staff Present:                    Matt McLachlan, AICP, Director  
   Jeff Pregler, Senior Planner  
   Tina Moore, Planner

Council Present:                Councilmember Gray

Others Present:                 None

ACCEPTANCE OF THE AGENDA:

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

VOTE: Approved by a vote of 6-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Simon made the motion to accept the minutes of September 15, 2015. The motion was seconded by Mr. Thompson.

VOTE: Approved by a vote of 6-0.

CHAIR COMMENTS

Mr. Miranda welcomed everyone to the Commission.

CALL TO THE PUBLIC

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

NEW BUSINESS

None

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

Ms. Olson indicated that she would bring foreign exchange students to the October 20 Commission meeting.

UPDATES ON PROJECTS

Mr. Pregler stated that the Salvation Army site plan was approved by DRC on September 24, 2015 and had picked up their building permit. Mr. Pregler further indicated that the Southwest Gas site plan is still under review.

Ms. Moore stated that the City has obtained the required signatures and property values to move forward with the Sulger annexation.

CITY COUNCIL LIAISON COMMENTS:

Councilmember Gray had no additional comments.

**Work Session:**

Mr. McLachlan provided a summary of the proposed code amendments to Articles 151.02, *Definitions*, Article 151.04, *General Regulations* (Supplementary District Regulations), Article 151.21, *Mixed Use Development*, Article 151.22, *Establishments of Zoning Districts*, and Article 151.23, *Conditional Use Permits*. Mr. McLachlan further stated that the intent of the amendments is to standardize terms across all zoning districts and provide certain flexibility where use classifications are overly specific or not considered. Moreover, those uses with special requirements are proposed to be addressed under new Article 151.06, *Special Regulations for Particular Uses*.

Mr. Barton asked, in addition to the reorganization of the Development Code, are there any substantive changes? Mr. McLachlan stated that there were significant substantive changes to the following: 1) the Commercial Communication Facilities section; 2) a change to the General Commercial (GC ) section which now proposes light industrial uses as a permitted use provided the use does not front Fry Boulevard and is not adjacent to residential uses; 3) allowing mixed-use buildings as a permitted use in the Multiple Family Residential (MFR) Zoning District as well as the GC zoning district.

Mr. Simon discussed the definition of Motor Home and the requirement that a motor home is 35 feet or less in length and 8 feet or less in width. He stated that the definition should be revised as there are a number of motor homes that exceed this size requirement. Staff will revise the definition.

The Commission next discussed the changes to Article 151.06, *Special Regulations for Particular Uses*.

Mr. Grieshop indicated that the numbering in the Article refers to Article 5 and should reference Article 6. Staff will revise the change.

Mr. McLachlan indicated that there were minor changes made to the Temporary Use section specific to portable storage units.

The Commission next discussed the proposed language relating to Communication Facilities. Mr. Pregler showed a presentation depicting various types of stealth design.

Following the presentation, a discussion on the proposed amendments to the Communication Facilities section ensued. Staff indicated that the amendments propose three separate permit levels. The first level applies to minor modifications to existing towers or the placement of new antenna on existing structures to include public infrastructure such as light poles or traffic lights. The antenna can increase the height of the structure up to 20 feet. These permits are administrative and only require a building permit. Level 2 permits apply new telecommunication towers 60 feet in height or less. These will also be administrative and approved with a building permit and minor site plan. Level 3 permits apply to new telecommunication towers over 60 feet in height or are located within 150 feet of a residentially zoned property. These permits are approved through the Conditional Use Permit process.

Staff further indicated that the submittal requirements for new towers are more comprehensive. For example, the applicant will be required to provide an inventory of existing sites and geographic service areas. In other words, the applicant needs to indicate, through a frequency propagation plot plan, the current location of all towers used by the carrier and their coverage areas, the location of future towers and their coverage areas, and how they plan to mitigate future gaps in coverage. This requirement limits the areas for new towers and places a higher standard of justification on the applicant. The intent of these increased submittal standards is to incentivize the applicant to either collocate on an existing tower or construct a new antenna on an existing structure.

Finally, a maintenance section was included which requires the tower owner to keep the tower, landscaping, and ancillary structure in good condition or repair such items within 60 days after notification from the City. Failure to address the concerns could result in penalties such as revocation of the original permit.

Mr. Barton suggested requiring a security bond from the tower owner to remove the tower or antenna after it has been abandoned should the owner fail to remove it. Staff will consider including language into the document.

Mr. Barton suggested adding language that would allow micro antennas, typically no more than 10 feet in height, within residential areas. Staff indicated that the code will need to be amended with technological advances in telecommunications, however, locating antennas and towers in residential areas will not be included with the proposed amendments.

ADJOURNMENT

Mr. Miranda adjourned the meeting at approximately 6:40 p.m.

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Ruben Miranda  
AICP Chair  
Secretary  
Planning & Zoning Commission

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Matt McLachlan,  
Executive  
  
Planning & Zoning Commission

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Jeff  
Pregle  
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Recording Secretary