

SIERRA VISTA PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 20, 2015
POLICE TRAINING 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 Police Training Room.

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

Members Absent: Bob Simon
 Kevin Jorgenson, Vice Chair

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

Council Present: Councilmember Gray

Others Present: Sharon Lake

ACCEPTANCE OF THE AGENDA:

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

VOTE: Approved by a vote of 5-0.

ACCEPTANCE OF THE MINUTES:

1. Ms. Olson made the motion to accept the minutes of October 6, 2015. The motion was seconded by Mr. Barton.

VOTE: Approved by a vote of 5-0.

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

None

UPDATES ON PROJECTS

Mr. Pregler provided an update on the following projects:

Lawley Modified Site Plan (Fry Boulevard)-approved

Evershed Dental Modified Site Plan (Paseo San Luis)-under review

Southwest Gas Site Plan (Industry Drive)- Still under review

Traffic Control devices at Native Grill & Wings- the striping has been completed. Signage will be installed when Arizona Auto Spa is constructed.

Vacant Property North of Culver's restaurant-ADOT is currently reviewing a Traffic Impact Statement from the property owner regarding a proposal to provide direct access from SR 92 to the property.

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*.

Prior to discussion Mr. McLachlan provided a brief explanation about Planning & Zoning to foreign exchange students observing the meeting.

Following the foreign exchange student discussion, the Commission continued their discussion of the above stated code amendments by focusing on Article 151.22, *District Regulations*.

The Commission supported the creation of the Zoning Use Classification Table which places all zoning districts and uses into one table. The Commission stated that the table provided less confusion and was more user friendly.

One of the substantive changes to the zoning use classifications was the definition of Adult Care Home, Nursing Home, and Residential Treatment Facilities. For facilities with 6 or less individuals, these uses will be a permitted use in residential zoning districts. For facilities with more than six individuals, these uses will be a conditional use in residential zoning districts. This distinction is based upon Federal Fair Housing rules, Arizona Revised Statutes, and the International Residential Codes.

Another proposed amendment included the addition of the term Agricultural Animals. These animals are considered an accessory use to a primary agricultural use in Urban Ranch Zoning Districts.

Mr. Barton asked about the current regulation of Home-Based Businesses. Mr. Pregler stated that the applicant is required to obtain a permit and meet certain development standards. Primarily, the house needs to maintain a residential character which is the reason why there are limits on vehicles, employees, and square footage requirements.

A third proposed amendment reclassifies the definition of Dwelling into Single Family-Detached, Single Family Semi-Detached, Single-Family Attached (Townhome), Two-Family or Duplex, and Multi-Family. In addition to the reclassification of Dwelling, an Area and Dimensional Standards Chart was created which reorganized the development standards for each of the residential zoning districts.

A fourth proposed amendment would permit light industrial uses within the General Commercial zoning districts. However, these uses will require a Conditional Use Permit if they front Fry Boulevard or are adjacent to an existing residential use. Light industrial uses are becoming more commonplace within commercial areas especially within County enclave areas. Allowing these as a permitted use in General Commercial is incentive to the property owner to annex into the City.

The Commission asked about the distinction between a Daycare Center and a Daycare Home. It was explained that a Daycare Home includes up to six individuals while a Daycare Center includes more than six individuals. The operator of either of the daycare uses will need to meet the Arizona State licensing requirements.

The Commission asked to clarify the annexation process. Ms. Moore explained that the City needs to receive approval from at least fifty-one percent of the property owners which must also include fifty-one percent of the total value of the annexation area. Should a property owner own several properties within the area, their signature will only count once.

Another proposed amendment is permitting Medical Marijuana Cultivation/Infusion Facilities to all the Industrial Zoning Districts. The Cultivation/Infusion Facilities are currently only allowed in the Light Industrial (LI) Zoning District.

Mr. Pregler indicated that another proposed amendment is to allow crematoriums within the Light Industrial and Heavy Industrial Zoning Districts.

Another proposed amendment includes Communication Towers as either a permitted use, an accessory use, or allowed by a Conditional Use permit, depending upon the height, type, and zoning district in which it is located.

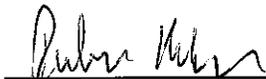
Ms. Olson provided additional technical comments and suggestions of which many will be included within the proposed text amendments.

The Commission next discussed the proposed amendments to Development Code Section 151.22.029, *Flood Hazard Overlay District*. Mr. McLachlan started the discussion by stating that the City was recently notified by the Arizona Department of Water Resources that the City's floodplain management ordinance, Section 151.22.029 contained deficiencies that needed to be addressed to meet the minimum requirements of the National Flood Insurance Program (NFIP). The proposed amendments are intended to bring the City's ordinance into alignment with the State model ordinance language and guidelines.

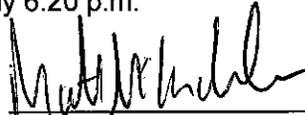
There were no additional questions from the Commission.

ADJOURNMENT

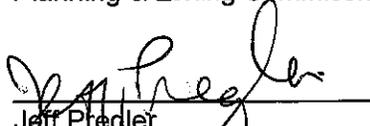
Mr. Miranda adjourned the meeting at approximately 6:20 p.m.



Ruben Miranda
Chair
Planning & Zoning Commission



Matt McLachlan, AICP
Executive Secretary
Planning & Zoning Commission



Jeff Pregler
Recording Secretary