

SIERRA VISTA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 20, 2017
CITY 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 City Council Chambers.

Members Present: Patricia Olson, Chair
Dave Grieshop
David Thompson
John Barton
Gerald Gabel
Sharon Lake
Kevin Jorgenson, Vice Chair

Members Absent: None

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

Council Present: None

Others Present:

ACCEPTANCE OF THE AGENDA:

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

VOTE: Approved by a vote of 7-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Gabel made the motion to accept the minutes of November 15 2016. The motion was seconded by Mr. Grieshop.

VOTE: Approved by a vote of 7-0.

CHAIR COMMENTS

Ms. Olson welcomed everyone back to the Commission.

CALL TO THE PUBLIC

Ms. Olson opened the meeting to the public. There being no response, Ms. Olson closed the meeting to the public.

NEW BUSINESS

2. Proposed Work Program

Mr. McLachlan provided an overview of the proposed work program, which includes changes to the following Development Code Articles and Sections:

Section 151.18.005, *Modified Site Plan Process*-provide criteria to better define the site plan administrative review process. A site plan would be eligible to be processed administratively if the following criteria are met: a) the construction of a building addition that does not exceed 25 percent of the gross floor area of the existing structure, not to exceed 2,500 square feet; b) the construction of accessory buildings; c) new impervious surface does not exceed 10 percent of existing impervious surface or 5,000 square feet, whichever is less; d) required parking is met.

Section 151.08.008, *Surface Drainage and Storm Sewer Systems*-would require a minimum threshold for increasing impervious surface to determine the need for a drainage report and on-site drainage mitigation for new construction. Staff is proposing that the increased impervious surface area not increase the existing impervious surface area by 10 percent or increase by a total of 5,000 square feet, whichever is less.

Article 151.10, *Sign Regulations*-proposing to bring the sign code in compliance with Reed v. Town of Gilbert Supreme Court decision. Also proposes revising the height of free-standing signs based on roadway classification and clarifying the method of measuring the signs.

Section 151.22.018, *General Commercial Zoning District Standards*-proposes to reduce the minimum setback distances for General Commercial (GC) properties located within the Infill Incentive District. The Section also proposes to increase building height from 30 feet to 36 feet for properties located within the GC zoning district.

Section 151.04.007, *Additional Setback Requirements for Tall Building*- proposes to eliminate the requirement that restricts any structure from intercepting a plane making an angle of 60 degrees from the horizontal toward the interior of the lot and originating at the front property line.

Section 151.04.011, *Fences and Walls*-Increase the height of a wall within a residential front yard setback from 3 feet to four feet for properties located within the Single Family Residential (SFR)-6, 8, and 10 zoning districts and five feet within the SFR-18, 36, Urban Ranch and Multi-Family Residential zoning districts.

Article 151.22.011, *Manufactured Home Residence Zoning District Standards*(MHR)-proposes to increase the percentage of Recreational Vehicles allowed within a manufactured home park and revisiting associated development standards.

Article 151.05, *Performance Standards*-proposes to remove this Article from the Development Code due to duplication in the City Code of Ordinances.

Various Sections-proposes to incorporate low impact development practices for new commercial developments. Such practices include; a) roof and foundation drains discharging water into landscape areas such as detention and retention basins; b) storm water runoff be directed into depressed landscape areas prior to entering a storm water conveyance drain; c) allowing distributed landscape bio-retention or detention basins and/or permeable pavement in lieu of oil and grease separators; d) provide for curb inlets to drain storm water runoff into depressed landscape areas in public rights-of-way.

Mr. McLachlan also indicated that staff will be pursuing revisions to a number of unnecessary or obsolete building code amendments and that there would be changes to the Property Maintenance Code allowing Code Enforcement Officers to bring criminal misdemeanor complaints.

Mr. Gabel asked whether there was a limit on the number of administrative reviews that the applicant could apply for over a range of time. Mr. McLachlan stated that the applicant could only apply for an administrative review once.

Mr. Gabel asked if there were other customer volume based parameters such as bathrooms that are used to determine whether an administrative review is applicable. Mr. McLachlan stated that the number of bathrooms are regulated by the building review process and not the site plan review process.

Mr. Grieshop asked what constitutes a tall building. Mr. McLachlan stated that in his experience low-rise buildings are typically 30-45 feet (in height), mid-rise are 45-75 feet, and high-rise are 75 feet and above. The increase in building height will reduce the need for Development Agreements for developers requesting additional height.

Mr. Grieshop asked staff to consider the height of vegetation within the clear-vision area. Mr. McLachlan indicated that property owners are required to maintain the vegetation within the clear vision area which is enforced by the Code Enforcement Officers.

Mr. Grieshop asked about the allowance for ventless attics in the Building Code. Mr. McLachlan stated that this is an alternative method to provide the same ventilation within residential structures. He would provide additional information at a following meeting.

Mr. Grieshop asked about the requirement of impact fees. Mr. McLachlan stated that the City Council agreed to place a moratorium on impact fees for three years.

Ms. Olson asked if the sign height changes would affect Fry Boulevard given the slower speed limit. Mr. McLachlan stated that the sign height changes are applicable to Fry Boulevard because of the higher speeds and volume of traffic that is generated on the roadway. Mr. McLachlan also indicated that 15-foot high signs would be a good place to start the discussion.

Ms. Olson asked for clarification on feather banners. Mr. McLachlan stated that the City currently has no standards to regulate feather banners and further explained that these

banners are temporary in nature. Proposed standards could include size, number, location, and time limitations.

Mr. Barton asked if the proposed sign height amendments apply to signs within the right-of-way. Mr. McLachlan indicated that the sign height would only be applicable to signs on private property.

Ms. Olson asked about the height of rear and side walls and if there were any changes proposed for these walls. Mr. McLachlan said that the maximum height of fences and walls in rear and side yards is 6 feet, however, staff has considered increasing the height for residential adjacent to commercial developments. A code amendment would be required to allow for higher walls, however, view sheds need to be considered. Any additions in height to an existing wall, does require a separate building permit.

Ms. Olson asked if there were any manufactured home parks that are full and have over 200 homes. Mr. McLachlan indicated that vacancy rate varies from park to park. He further explained that the allowing additional RV spaces provides more flexibility in product for the park owners. Ms. Moore indicated that the Sierra Vista Mobile Home Village has over 200 homes in the park.

Mr. Gabel asked what the down side is in allowing additional RV spaces in a manufactured home park. Mr. McLachlan indicated that there would be a potential change in character of the park, which would provide more transient living relative to the permanent structures on the property. The intent is to make the parks more market viable.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

Mr. Grieshop asked for an update regarding a combined work session between the Planning & Zoning Commission and the Environmental Affairs Commission regarding proposed water conservation standards. Mr. McLachlan will follow-up with the EAC and provide an update at a future meeting.

Mr. Jorgenson asked about the status of the sound attenuation wall along Charleston Road. Mr. McLachlan indicated that money was allocated in this year's budget to help fund the construction of the wall. Mr. McLachlan will have Ms. Zuniga, from Public works follow-up with Mr. Jorgenson.

INFORMATION

Mr. Pregler gave an update on recently reviewed, approved or completed projects. He indicated that the Apostolic Truth Tabernacle, Christian House fellowship, Sierra Cycles, and Emmanuel Lutheran Church currently have site plans under review, that the Arizona Kidney Dialysis and Hypertension Center and that Lawley Nissan were recently approved and under construction. Mr. Pregler explained that the Sutherland's building will be separated into three separate commercial businesses, of which one will Beale's Outlet. He also stated that the recent demolished building in front of Target will also be reconstructed and split into various commercial units. Mr. McLachlan indicated that Harbor Freight has submitted building plans to occupy the old Hastings building.

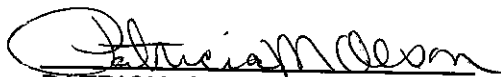
Mr. Pregler also mentioned that a recent Council resolution extends Commission term limits to expire December 31 of each year.

CITY COUNCIL LIAISON COMMENTS:

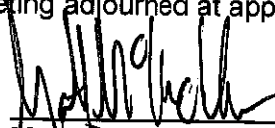
None

ADJOURNMENT

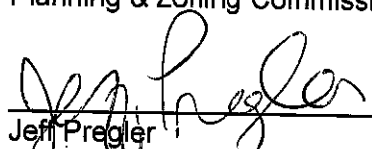
Ms. Olson moved to adjourn the meeting. The meeting adjourned at approximately 5:50 p.m.



PATRICIA OLSON
Chair
Planning & Zoning Commission



Matt McLachlan, AICP
Executive Secretary
Planning & Zoning Commission



Jeff Pregler
Recording Secretary