



PLANNING & ZONING COMMISSION MEETING MINUTES

**Regular Meeting Minutes
September 8, 2016
6:00 PM**

1. CALL TO ORDER

The meeting was called to order at 6:00 PM by Chair Tim Trosper

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. Roll Call

4. APPROVAL OF MINUTES FOR PLANNING & ZONING COMMISSION MEETING OF AUGUST 1, 2016

Motion to approve minutes as presented.

MOTION

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Nathan Barrett, Commissioner
SECONDER:	Lee Cornelison, Commissioner
AYES:	Tim Trosper, Lee Cornelison, Nathan Barrett, Ken Woodward
ABSENT:	Jenna Reilly, Michael Hernandez, Cathy Maghran

5. CALL TO THE AUDIENCE

No one came forward.

6. PUBLIC HEARING

- A. (CONTINUATION FROM AUGUST 1ST MEETING): A request for a Type III Conditional Use permit for a 78 foot tall monopine wireless communications facility at 18105 S. I-19 Frontage Road. The project includes a new wireless communications tower camouflaged to look like a pine tree and ground equipment that will be housed within a 6 foot tall masonry wall enclosure. The request also includes two waiver requests which would allow the Tower to exceed the maximum height allowed in a residential zone and to not have to provide the required landscaping. (SA9-16-00001)**

Chairman Trosper opened the public hearing.

Staff member Dylan Parry gave an update on the few changes to the application that has been submitted. The minor changes were new technical drawings showing a Eucalyptus Tree design, but the applicant did not submit new visual simulations or a revised analysis.



The applicant, Mr. Jones with SBA Wavelength, held a neighborhood meeting in which two people attended. Those two had not been to the previous Commission meeting nor were in the audience at this meeting.

Chairman Trosper closed the public hearing.

Commissioner Woodward made the motion to grant the continuance with the following conditions:

- The applicant holds another neighborhood meeting and notifies the residents within 600 feet, as required per Town Code.
- The applicant notifies the remaining residents of the Valle Verde del Norte neighborhood who fall outside of the 600 feet.
- The applicant notifies those present at the September meeting and those who spoke at the August 1st meeting if not present today.
- The applicant update the site’s public notice sign with pending meeting dates, including the neighborhood meeting,

Commissioner Cornelison 2nd the motion. MOTION CARRIED 4:0

RESULT:	TABLED [UNANIMOUS]
AYES:	Tim Trosper, Lee Cornelison, Nathan Barrett, Ken Woodward
ABSENT:	Jenna Reilly, Michael Hernandez, Cathy Maghran

7. PLANNING & BUILDING DIRECTOR'S REPORT

- Electric Sign Code amendment is being worked on and will be brought soon to the Commission.
- Staff is working on a Conditional Use Process amendment.
- Development plan updates were given to the Commission.
- Circle K Development plan approved, going through building permit process
- The Crossing Development plan, shopping center around Circle K, is expected to be submitted in the coming months.
- The Corner Development plan, across from Fry's, is currently in review.
- Dollar Tree store is close to getting its certificate of occupancy should be opening soon.
- Richmond American will be acquiring the lots at Santa Cruz Meadows and will begin building soon.
- Rancho Resort Final Plat is in review (resizing of existing lots).

8. FUTURE AGENDA ITEMS

None.

9. ADJOURNMENT

The meeting was closed at 6:29 PM