

SHOW LOW PLANNING AND ZONING COMMISSION
Study Session – Tuesday, October 26, 2021

MINUTES OF THE STUDY SESSION OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON OCTOBER 26, 2021 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.
Chairman Hephner call to order @ 7PM
2. Roll Call.
All Commissioners present (Commissioner Lewis arrived @ 7:22 PM)

STAFF MEMBERS PRESENT: Justen Tregaskes, Planning and Zoning Director; Morgan Brown, City Attorney; Katie Fechtelkotter, Planner and Ashley Duncan, Permit Coordinator.

GUESTS PRESENT: One present (Did not sign in)

3. Meeting Procedures Training
Director Tregaskes asked that meeting procedures be followed. He mentioned how imperative it is this procedure be followed not only for the viewers at home but also for the meeting minutes. Director Tregaskes also urged for any questions, comments, motions, please wait to be addressed by the Chairman.

Director Tregaskes also addressed open meeting law and call to the public. He emphasized that call to the public is not an open question and answer time, and questions should only be specific to what the commission oversees. He also mentioned that questions legally cannot be answered during Call to the Public. Mr. Brown gave a detailed explanation of this law, which is summarized as the following. The commission is not legally bound to have a Call to The Public but Show Low has historically had one. While having a Call to The Public if a topic is brought up the commission has three options, 1) Direct staff to schedule a meeting 2) Add to future agenda 3) Respond to criticism.

4. Review and Discussion of Proposed Revisions to Chapter 19.115, Wireless Telecommunication Towers and Antennas.

Director Tregaskes advised the commission the version of chapter 19.115 that was provided to the commission was a redline draft and is 20 years old. He said the intent of the proposed revisions would be for the commission to approve or give direction on changes.

Director Tregaskes said the current code limited the number of locations available and configuration for telecommunication towers and antennas. He reviewed the proposed revisions with the commission.

Commissioner Adams asked if the revisions modeled any other area within the state. Director Tregaskes said no, there was no statewide or national code for telecommunication towers and antennas and the revisions to the code were modified based on the City's experiences.

Director Tregaskes noted page 2, 19.115.020 definitions and recommendations for height modifications. This change would not allow telecommunication towers and antennas over 199 feet in height.

Commissioner Adams asked if the removal of the verbiage revokes the option for the commission to vote and override the 199 feet in height rule. Director Tregaskes said yes due to any height over 200 feet needs to be lit and becomes an issue for The Federal Aviation Administration (FAA).

Commissioner Hatch asked if there is another location in town for a better technological umbrella how does the commission address the 199 foot maximum height? Director Tregaskes advised that new verbiage would require all zoning districts fall under the 199 feet max, there would be no other option.

Director Tregaskes advised the commission of the change on page 5 section N to reduce the visual corridor from 200 feet to 100 feet as the change is favored to assist in the addition for optimal location options for telecommunication towers and antenna installation. Vice Chairman Barlow inquired if there was anywhere in the code that discussed the visual corridor and would override this change? Director Tregaskes advised there is not. Vice Chairman Barlow inquired if the above-mentioned section has room for an overturn by the commission should they see fit? Director Tregaskes said no however, the verbiage may be added that it could reduced by the commission if the goals of this ordinance would be served thereby.' can be included in this section.

Director Tregaskes reviewed requested changes, to page 6 section B1 and B2. He requested set back verbiage be included in B1 and antenna additions to structures be reduced from 30 feet to 15 feet in height for section B2. No antennas over 15 feet to be added without commission review and approval.

In section A of the Separation requirements Director Tregaskes explained the requested changes and explained that the change allows the commission to have a stronger backing by the code, so the code is not available to be interpreted as seen fit by applicant.

Director Tregaskes noted landscaping requirements should be met if the tower is visible to public eye per Planning and Zoning code. Commissioner Roberts inquired if the commission has the ability to require aesthetic appeal for those

towers to the public. Director Tregaskes advised the commission does have the ability to require what aesthetic options are available to applicant.

Director Tregaskes summarized what was interpreted from this meeting is for staff to add verbiage to reduce the required roadway setback from 200 ft to 100ft from roadway per commission approval, and clarify that small wireless facilities are exempt from section 19.115.050.

5. Adjournment.
By Chairman Hepner at 8:08

Justen Tregaskes
Planning and Zoning Director

Robert Hephner
Chairman

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the **STUDY SESSION** of the Planning and Zoning Commission of Show Low held on October 26, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20__.

Ashley Duncan
Permit Coordinator