

**MEMO**

Planning Division

To: Honorable Mayor and City Council

From: Ryan Wozniak, Planner

Through: Martin Scribner, Development Services Director  
Kazi Haque, Zoning Administrator  
Rodolfo Lopez, Senior Planner

Date: January 17, 2017

RE: Citizen Participation Report for Text Amendment (TXT16-02) Article 412  
Telecommunications Facilities

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The following is a brief overview of compliance with the Public Hearing process and the materials used in the process.

**PUBLIC NOTIFICATION**

In adherence to the Zoning Code requirements of a Public Hearing, per Sec. 502.06, staff issued the following notifications (which exceed minimum requirements):

- Public Hearing Notice in Newspapers
  - Both regional circulated and locally circulated papers
  - Both for Planning & Zoning Commission Public Hearing and City Council Public Hearing
- Posted Notice at City Hall and the Maricopa Public Library
  - A copy of the Annotated Draft Text Amendment available at each location
- Circulated TXT16-02 Annotated Draft Text to stakeholders via email contact list with Public Hearing Notice
- Posted Web Articles
  - Articles published to the City's website for both Planning & Zoning Public Hearing and City Council Public Hearing
  - Link to PDF of the Annotated Draft Text Amendment for download

**PUBLIC COMMENT**

Staff received the following comments:

- Comment on Sec. 412.03.C.2:
  - Mr. Al Brandenburg:  
*So if there is a national agreement with the FCC, why is this needed? One more hoop to jump through and redundant.*

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- Staff response:  
*Staff will not duplicate the State Historic Preservation Office's efforts. In other words, the language is not intended to create a redundant review, only meant to promote verification that the applicant has complied with other review agencies with oversight authority in this matter.*
- Comment on Sec. 412.03.F:
  - Mr. Al Brandenburg:  
*What about no trespassing signs or authorized personnel only?*
  - Staff response:  
*This addition would be supported by staff, and could be included as a condition of approval if it pleases the Commission & Council.*
    - *This was listed as an additional item to be added to the amendment per the Planning & Zoning Staff Report, listed in the Conditions of Approval.*

**PUBLIC HEARING PROCESS**

A Public Hearing is scheduled and staff recommends it held during the Regular Session of the Council Meeting on January 17.

If it pleases the Mayor and Council, the item will also be scheduled for action. If the Mayor and Council prefers additional time for consideration, the item can also be tabled for a future meeting date.

*This process satisfies the Public Hearing requirements of the Zoning Code, Article 502.*

Respectfully,

**Ryan Wozniak, AICP**

Planner

Planning and Development Services

City of Maricopa

[ryan.wozniak@maricopa-az.gov](mailto:ryan.wozniak@maricopa-az.gov)

[www.maricopa-az.gov](http://www.maricopa-az.gov)

Attachment – Public Hearing Notification Items



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## NOTICE OF PUBLIC MEETING

### CITY OF MARICOPA – ZONING CODE, ARTICLE 412 TEXT AMENDMENT

NOTICE IS HEREBY GIVEN THAT that the city will be holding a public hearing on a proposed text amendment to the City of Maricopa Zoning Code, Article 412 Telecommunication Facilities. The public hearing date, time and location is shown below.

Public Hearing  
City Council – Regular Session  
January 17, 2017 @ 7pm  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

The purpose of the public forum meeting is to receive public comments, questions, and or concerns for the following text amendment:

**TXT 16-02** – A text amendment to the City of Maricopa Zoning Code, specifically, Article 412 Telecommunication Facilities amending portions of the article to improve clarity of process and design standards for new and modified wireless communication towers and antennas.

The City is seeking public input as required by state statute. The proposed text amendment is consistent with the Goals and Objectives outlined in the City of Maricopa General Plan Chapter II, A. Land Use Element; Goal 4: Objective *e*: “Update and consistently enforce the community’s development codes, including zoning, subdivision, and related regulations.”

For more information, contact the Planning Division at 520-316-6986. You may download a copy at the City of Maricopa website, <http://www.maricopa-az.gov/web/planning-zoning> or pick up a copy at the Library, City Hall, or email [ryan.wozniak@maricopa-az.gov](mailto:ryan.wozniak@maricopa-az.gov) to receive a copy.

Dated the 28 of December, 2016  
Vanessa Bueras, City Clerk  
Published in the Casa Grande Dispatch, January 1, 2017



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## NOTICE OF PUBLIC MEETING

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Public Hearing  
City Council – Regular Session  
January 17, 2017 @ 7pm  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

The purpose of the public forum meeting is to receive public comments, questions, and or concerns for the following text amendment:

**TXT 16-02** – A text amendment to the City of Maricopa Zoning Code, specifically, Article 412 Telecommunication Facilities amending portions of the article to improve clarity of process and design standards for new and modified wireless communication towers and antennas.

The City is seeking public input as required by state statute. The proposed text amendment is consistent with the Goals and Objectives outlined in the City of Maricopa General Plan Chapter II, A. Land Use Element; Goal 4: Objective *e*: “Update and consistently enforce the community’s development codes, including zoning, subdivision, and related regulations.”

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Dated the 28 of December, 2017  
Vanessa Bueras, City Clerk  
Published in the Maricopa Monitor, January 3, 2017



# PUBLIC HEARING: TEXT AMENDMENT (TXT16-02) FOR ZONING CODE, ARTICLE 412 TELECOMMUNICATION FACILITIES

Published on 29 December 2016



NOTICE IS HEREBY GIVEN THAT that the city will be holding a public hearing on a proposed text amendment to the City of Maricopa Zoning Code, Article 412 Telecommunication Facilities. The public hearing date, time and location is shown below.



## PUBLIC HEARING

City Council Meeting - Regular Session

January 17, 2017 @ 7pm

City Hall – Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

The purpose of the public forum meeting is to receive public comments, questions, and or concerns for the following text amendment, recommended for approval by the Planning & Zoning Commission:

TXT 16-02 – A text amendment to the City of Maricopa Zoning Code, specifically, Article 412 Telecommunication Facilities amending portions of the article to improve clarity of process and design standards for new and modified wireless communication towers and antennas.

The City is seeking public input as required by state statute. The proposed text amendment is consistent with the Goals and Objectives outlined in the City of Maricopa General Plan Chapter II, A. Land Use Element, Goal 4: Objective e: "Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations."

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TXT16-02 Proposed Article 412 (Annotated) 20161108