

**MINUTES OF THE REGULAR MEETING
OF THE
SANTA CRUZ COUNTY PLANNING AND ZONING COMMISSION**

APPROVED
11/17/2016

DATE: October 27, 2016

TIME AND PLACE 1:00 p.m., Santa Cruz County Board of Supervisors' Meeting Room, 2150 N. Congress Drive, Nogales, Arizona 85621.

MEMBERS PRESENT Daniel Bell, David Gutfahr, Guillermo Padilla, Nancy Pottinger, Guillermo Valencia, Marcelino Varona, Randy Heiss and Sheila Dagucon

STAFF PRESENT Jesse Drake, Director of Community Development, and Angelika Ortiz, Deputy Planning and Zoning Enforcement Officer.

Chairman Bell called the meeting to order at approximately 1:00 p.m. Pledge of allegiance preceded roll call and it was noted for the record that a quorum was present. He then proceeded and ordered a call to the public. After hearing no response, he moved to the next item on the agenda: Case No. PZ-16-04 an Ordinance revising and amending Santa Cruz County Chapter 7 Fire and Smoke Protection Features 706.9 Penetrations of Ordinance NO. 2013-03, a replacement of the Santa Cruz County Building Safety Code, adopted by Santa Cruz County Board of Supervisors on July 17, 2013.

Mrs. Drake gave a brief presentation of the request and mentioned that when the 2012 International Building Codes were adopted by Santa Cruz County the Building Official at that time requested an alteration to certain parts of the 2012 Building Codes, including a revision of the text requirements for fire walls for residential construction and a revision of the text of the codes for fire penetration requirements for commercial construction. She explained that the purpose of this new recommendation is to make the construction process less costly for builders without sacrificing safety, that there would be no reduction in fire protection.

Mr. Varona asked how did the item come to the agenda, if there were complaints or if it was suggested by the Board of Supervisors.

Mrs. Drake responded that the department has been getting complaints about the cost of doing fire walls. She mentioned that the Building Official contacted 12 other counties and that all of them use this method as all the cities contacted, which included the City of Nogales, Phoenix, Tucson and Flagstaff, she also stated that the contractors who were contacted were in support of this amendment.

Mr. Varona asked why were there no contractors attending the hearing.

Mrs. Drake referred the question to the Building Official, Mr. Dan Menefee

Mr. Menefee responded that he did not invited the contractors to attend, that he contacted them yesterday and their input was in support.

Mr. Varona asked for contractor's names.

Mrs. Drake responded that the AGE Contractors, DCO Contractors, Five Star Construction, Mills Design Group, O'Brien Refrigeration, and PK Constructions were contacted.

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Mr. Valencia asked for some examples on how would this impact the contractors.

Mr. Menefee briefly explained how running electrical, plumbing or mechanical pipes thru a fire wall work and how much more expensive for contractors is to do it right now.

Mr. Valencia asked if perforating the wall will not make it less safe.

Mr. Menefee responded no.

Mr. Heiss if there have been complaints regarding the other deletions and additions addressed in this ordinance.

Mr. Menefee responded no.

Chairman Bell opened the public hearing and after hearing none he moved to Commission comments, questions and/or discussion.

Mr. Varona supported the request based on the factors that other counties/cities have been contacted and that the safety standards would not be dimmed (?) down, and the safety of the residents would not be affected.

Mr. Varona made a motion, seconded by Mr. Heiss, to forward a positive recommendation to the Board of Supervisors of Case #PZ-16-04 – An Ordinance revising and amending Santa Cruz County Chapter 7 Fire and Smoke Protection Features, Sub-Section 706.9 Penetrations of Ordinance No. 2013-03, A replacement of the Santa Cruz County Building Safety Code, Adopted by the Santa Cruz County Board of Supervisors on July 17, 2013

Motion was voted upon and approved unanimously.

Chairman Bell moved to discussion and possible action relating to the approval of the minutes from May 26, 2016.

Mr. Gutfahr made a motion, seconded by Mrs. Pottinger, to approve the May 26, 2016 minutes as presented.

Motion was approved with 5 ayes and 3 abstentions.

Mrs. Drake gave a short update as to upcoming Planning and Zoning items at the request of Chairman Bell.

Meeting was adjourned at 1:49 p.m.



Daniel Bell, Chair

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