



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
VERDE ROOM AT THE COTTONWOOD RECREATION CENTER
150 S. 6th St.
Cottonwood, AZ 86326**

REGULAR MEETING
Monday, January 27, 2014
6:00 pm.

I. CALL TO ORDER

A. Roll Call

B. Approval of Minutes: December 9, 2013, regular Meeting

II. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not identified on the agenda. Pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person.

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- 1. RCU 97-037- BULLARD RV PARK:** Review of a Conditional Use Permit approved in 1997 with a 10 year review ending in 2008 and approved for another 5 year review for the placement of a nine (9) unit RV Park located in a R-4 (Single Family/ Multiple Family/ Manufactured Home) zone. APN 406-37-222. Address 427 N. 15th Street. Owner: Courtyard RV. Agent: Larry Bullard.
 - 2. RCU 13-009- GUNNER'S BBQ PIT:** Review of a Conditional Use Permit approved in July 2013 for the placement of a mobile food stand to be located in a C-1 (Light Commercial) zone. The site is located on the property of Main Stage night club. APN 406-43-018A. Address: 1621 E. Mingus Ave. Owner: Eileen Riffel. Agent: Tamara Jarvis.
 - 3. RCU 13-023- SONORA TAQUERIA:** Review of a Conditional Use Permit approved in October 2013 for the placement of a mobile food truck located in a C-2 (Heavy Commercial) zone at the corner of Zalesky Road and 89A. The site is located on the property of Rio Verde RV Park. APN 406-07-011C. Address 3420 E. State Rte. 89A. Owner: Joy Kim. Agent: Sergio Tadeo.
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4. **PCU 14-001- ZONACARE MMJ CULTIVATION CENTER:** Consideration of a Conditional Use Permit to operate a state licensed medical marijuana cultivation center in an I-2 (Heavy Industrial) zoned property located at 300 E. Cherry St. APN 406-42-105Q. Address: 300 E Cherry St. Owner: Benny G. Grosz. Agent: Ian Pedersen.

5. **PCU 14-002- SYCAMORE SQUARE:** Consideration of a Conditional Use Permit to allow RV storage in a C-2 (Heavy Commercial) zoned property located at 1329 E. State Rte. 89A. APN 406-06-028G. Address: 1329 E. State Rte. 89A. Owner: Peterson Revocable Family Trust. Agent: Dan Peterson.

6. **DR 13-007- COVENANT DENTAL:** The applicant is requesting Design Review approval to allow signs in a newly built dental office located at 1061 South State Route 260 in a C-2 (Heavy Commercial) zoned property. APN 406-04-151. Owner: Cottonwood Covenant Dental. Agent: Signs Plus-Chris Totton.

7. **DR 14-001- AT&T WIRELESS COMMUNICATION TOWER AT VFW:** Consideration of a request for a ninety (90) foot high wireless communication facility to exceed the sixty (60) foot height limitation in the CF (Community Facility) zoning district located at 705 E. Aspen Street (VFW- AT&T YA70). APN 406-42-097L. Owner: Veterans of Foreign Wars Post 7400. Agent: Capital Telecom Acquisition LLC.

V. DISCUSSION ITEM: NONE

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

VI. INFORMATIONAL REPORTS AND UPDATES

a. Skyline Apartments

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action).

VII. ADJOURNMENT

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