



## AGENDA

Regular meeting of the Planning & Zoning Commission of the City of Cottonwood, Arizona, to be held on February 23, 2009, at 6 p.m., at the Council Chambers building located at 826 N. Main St., in Cottonwood.

- I. CALL TO ORDER
- II. ROLL CALL & INTRODUCTIONS OF NEW COMMISSION MEMBERS
- III. UPDATE REGARDING DESIGN REVIEW PROCESS, POLICIES, AND TRAINING OPPORTUNITIES.
- IV. CALL TO THE PUBLIC – This is the time for the public to comment. Members of the Commission may not discuss items not specifically identified on the agenda. Therefore, 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 any criticism, or scheduling the matter for further consideration and decision at a later date. Comments are limited to five minutes for each person addressing the Commission.
- V. APPROVAL OF MINUTES – REGULAR MEETING OF DECEMBER 15, 2008
- VI. ELECTIONS
  1. Chairperson
  2. Vice Chairperson
- VII. ANNUAL REVIEW OF COMMISSION BYLAWS AS REQUIRED BY SECTION IV.402 OF THE BYLAWS
- VIII. UNFINISHED BUSINESS

None.
- IX. CONSENT AGENDA to officially terminate or alter existing conditional use permits as outlined below. The following items are considered by staff to be routine and non-controversial and may therefore be considered by the Commission as part of a single motion. There will be no separate discussion of these items unless a Commission Member or a citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
  1. **PCU 00-035** Void a permit to allow an Auto dealership in a C-1 zone. Use is inactive. Kremple Auto Dealership; 501 N. Main Street (on curve where U-Haul is currently); APN: 406-37-168.
  2. **PCU 73** Convey permanent status to a permit that allowed retail and wholesale activity in an R-3 zone. Holsum Bread; 1635 E. Cherry Street; APN: 406-04-009. All stipulations were satisfied.
  3. **PCU 01-015** Convey permanent status to a permit that allowed an auto service bay addition in a C-1 zone. Cottonwood Auto Sales; 755 E. Hwy. 89A; APN: 406-06-268A. All stipulations were satisfied.

X. **NEW BUSINESS** – The following items are for the Planning & Zoning Commission’s discussion, consideration, and possible legal action. The Commission will not consider documents or written comments unless they were submitted at least three working days before the meeting. A verbal comment period will be provided during each hearing item. The Chairperson may impose a time limit on each speaker.

1. **EX 07-041** Request an exception from surfacing requirements for parking areas, as provided by the Cottonwood Zoning Ordinance (Section 406.C.2.d), on ½ acre (approx.) located in a C-2 zone at 170 E. Hwy. 89A. APN: 406-06-247A. Applicant: Mingus Park and Sell LLC. Agent: Joseph Guthrie.
2. **ZO 08-051** Amendments to the Cottonwood Zoning Ordinance pertaining to Section 201. Definitions regarding new definitions for various types of housing, including boarding house, bed and breakfast establishment, group home for the disabled, correctional transitional facility, and similar institutional housing types; and to Section 404 (General Provisions) adding procedures and standards for boarding house, correctional transitional facility, and bed and breakfast establishments.
3. **ZO 08-026** Amendments to Section 407. Landscaping Requirements, including revised property development standards for landscaping and an updated plant and tree list to address appropriate low-water use plants for Cottonwood.
4. **GP 08-063** Proposed bicycle plan.

XI. **DISCUSSION ITEMS**

1. Possible future work sessions.
2. Departmental reports, such as Building Department and Code Enforcement reports.

XII. **INFORMATIONAL REPORTS AND UPDATES**

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.)

XIII. **ADJOURNMENT**

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*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 disabled 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.*