



## AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD AT 6 P.M. ON APRIL 19, 2010, IN THE CITY COUNCIL CHAMBERS LOCATED AT 826 NORTH MAIN STREET.

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- I. CALL TO ORDER
- II. ROLL CALL
- III. CALL TO THE PUBLIC

*This is the time for the public to comment on any matter that does not appear on the agenda. Members of the Commission may not discuss items not specifically 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 any criticism, or scheduling the matter for further consideration and decision at a later date. Comments are limited to five minutes for each person.*

- IV. APPROVAL OF MINUTES OF MARCH 15, 2010

- V. UNFINISHED BUSINESS

- 1. Monthly update regarding proposed annexation of State Trust Land.
- 2. Update and possible discussion regarding proposed Hillside/Slopes Ordinance.
- 3. Update and possible discussion regarding the proposed Design Review Policy Manual.
- 4. Update and possible discussion regarding proposed Certificate of Compliance Process.

- VI. NEW BUSINESS

- 1. **PCU 08-002** Review of a Conditional Use Permit for on-site processing of an existing slag pile. The facility would be located on a portion of a 12.25 acre parcel zoned CF (Community Facilities), just west of the Verde Valley fairgrounds. The site is also north of 89A between 6<sup>th</sup> and 12<sup>th</sup> Streets. APN: 406-42-097M. Owner: Verde Valley Fair Association; Agent: Tom Hurkett, Minerals Research & Recovery, Inc.

2. **PCU/DR 10-008** Review of a new Conditional Use Permit, and associated Design Review, to allow conversion of an existing garage into an acupuncture clinic. The property is located in an R-2 (Single Family / Multiple Family) zone on the east side of North Fifth Street, approximately 400 feet north of its intersection with North Main Street in Old Town. The site includes 0.17 acres, including lot 9 and the north half of lot 10 within Block 6 of Hopkins Ranch Subdivision, Unit 1. Address: 719 North Fifth Street. APN: 406-38-071. Owner/Agent: Jeanette Campbell.
3. **DR 10-001** Design Review associated with the renovation of the existing Super Wal-Mart retail store located on the corner of Hwy 260 and Rodeo Drive. The site is zoned C-2 (Heavy Commercial) located at 2003 East Rodeo Drive. APN: 406-12-027P. Owner: Wal-Mart Stores, Inc. Agent: Teresa Jones, BRR Architecture.

## VII. DISCUSSION ITEMS

1. Possible future work sessions
2. Review of Departmental reports
3. Miscellaneous Updates

## VIII. 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.)*

## IX. ADJOURNMENT

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*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 Chair may impose a time limit on each speaker.*

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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.*

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*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.*