



## AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD AT 6 P.M. ON JUNE 21, 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 MAY 17, 2010

V. UNFINISHED BUSINESS

1. **PCU 08-002** Transfer 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.

VI. NEW BUSINESS

2. **CUP 10-014** Review and possible amendment to an existing Conditional Use Permit for a theme park and special event facility known as Blazin' M Ranch. The site is located on 6.83 acres, zoned AR-20 (Agricultural/Residential). The permit was first approved by Yavapai County in 1993, prior to annexation by the City of Cottonwood. The requested amendment would allow for on-site sale and consumption of liquor. The property is located at the north terminus of Mabery Ranch Road, approximately 3/4 of a mile north of the intersection of North Main Street and North 10<sup>th</sup> Street. Address: 1875 Mabery Ranch Road. APN: 406-36-007M. Owner: Mabery Ranch Company LLC. Agent: Lori Mabery.
3. **DR 10-015** Design Review associated with a proposed 7,278 sq. ft. Yavapai County Community Health Center to be located in an R-1 (Single Family Residential) zone, adjacent to the existing General Services building. Address: 51 Brian Mickelsen Parkway. APN 406-42-184M. Owner: Yavapai County. Agent: Rennie Raddocia, Architect.

4. **FP 08-021** Review of a condominium plat for a five-plex airplane hangar facility located on 1.02 acres zoned I-2 (Heavy Industrial) located in Cottonwood Airpark Tract I, Parts B and C. Address: 668 Airpark Rd. APN 406-08-068. Owner: City of Cottonwood. Applicant/Agent: Bob Backus / High Five Hangar Association.

## VII. DISCUSSION ITEMS

1. Update and possible discussion regarding the proposed Design Review Policy Manual.
2. Discussion regarding future Airport development leases.
3. Possible future work sessions.

## 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.*