



AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD AT 6 P.M. ON AUGUST 16, 2010, IN THE CITY COUNCIL CHAMBERS LOCATED AT 826 NORTH MAIN STREET.

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 JUNE 21, 2010

V. UNFINISHED BUSINESS (NONE)

VI. NEW BUSINESS

1. **PCU/DR 10-017** Consideration of a new Conditional Use Permit and associated Design Review to allow a residential recovery facility (group home) in an existing building located on 1.25 acres in a C-2 (Heavy Commercial) zone along the south side of East Cherry Street, approximately 150 feet east of the intersection with South 12th Street. The site includes lot 2 of Cherry Park Subdivision. Address: 1229 East Cherry Street. APN: 406-06-254. Property Owner: Michael Gerdes / SMG Enterprises. Agent/Applicant: Roberta Howard, NAZCare, Inc.
2. **PCU / DR 10-016** Consideration of a new Conditional Use Permit and associated Design Review to allow an equipment storage and rental facility to be located within an existing building and storage area, on 0.45 acres in a C-2 (Heavy Commercial) zone along the north side of SR 89A immediately adjacent to its intersection with South Seventh Street. Address: 698 E 89A. APN: 406-06-009G and 406-06-009H. Property Owner: Kaibab Construction Corp. Agent/Applicant: Chad Cardiff, RSC Equipment Rental.
3. **ZO 10-020** Discussion and possible action regarding a proposed amendment to the Cottonwood Zoning Ordinance pertaining in order to establish building height standards for non-habitable structures. The amendment would entirely delete existing Section 404.H. (General Provisions / Building Heights); and replace that section with a

continued

new Section 404.H (Building and Structure Height Requirements), establishing new height standards for architectural embellishments, non-habitable roof-top structures, statues and other monuments, certain industrial structures, communication towers, solar wind and energy devices.

VII. DISCUSSION ITEMS

1. Presentation regarding proposed Design Review Policy Manual.
2. 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

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.

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.