



AGENDA

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD ON OCTOBER 19, 2009 AT 6 P.M., IN THE COUNCIL CHAMBERS BUILDING 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 – REGULAR MEETING OF JULY 20, 2009

V. UNFINISHED BUSINESS

1. Update regarding Cottonwood Bicycle Plan
2. Update regarding proposed annexation of State Trust Land
3. Update regarding “Verde Front” trails planning.

VI. NEW BUSINESS

1. **DR 08-054** Design Review associated with renovations to the old Foxworth / Galbraith building, now owned by the City of Cottonwood. The building will be used by the City Utilities, Police and Community Development departments for general offices, storage of vehicles, equipment; and impounded evidence. The proposal includes a request for taller perimeter screening and security fencing, as provided by the Cottonwood Zoning Ordinance (Section 404.J.4.a); and for use of barbed wire (per Section 404.J.6). The site includes 1.62 acres currently zoned C-1 and AR-20. APN: 406-43-008; also known as lots 3, 4, 11, and 12, including also portions of lots 2 and 13 of Carroll Subdivision. Address: 111 N. Main Street. Owner: City of Cottonwood. Agent: Dan Lueder, Development Services Manager.

2. **DR 09-023** Design Review associated with the construction of a 9,100 square foot Dollar General store on the south half of Lot 11 of Cherry Park Subdivision. The site includes 0.43 acres located in a C-2 (Heavy Commercial) zone adjacent to the SW corner of East Cherry Street and South Main Street. APN: 406-06-263. Owner: Glenarm Land Co. / WSC Partners, LLC. Agent: Gregg Freeman, Construction Management Associates.
3. **DR 09-029** Design Review associated with exterior remodel of the existing Denny's Restaurant. The structure includes 4,817 square feet, located in a C-1 (Light Commercial) zone at 2211 East SR 89A. APN: 406-04-058. Owner: Gary Roy Hansen / QK Inc. Agent: Chuck Saab, Food Service Concepts.
4. Discussion regarding possible General Plan amendment process pertaining to "procedural calendar."

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

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.