



## HEARING AGENDA

The City of Cottonwood Planning and Zoning Commission  
6:00 PM, Monday, December 15, 2008, 2008  
City Council Chambers - 826 North Main Street - Cottonwood, Arizona

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- Item #1 - Call to Order
- Item #2 - Roll Call
- Item #3 - Reconsideration of minutes from the October 20, 2008 Commission meeting, including corrections/additions on pages 8 and 9.
- Item #4 - Consideration of minutes from the November 17, 2008 Commission meeting.
- Item #5 - **CONSENT AGENDA** to officially terminate or alter existing conditional use permits as outlined below. The following items are considered routine and non-controversial by the Commission and will be approved by one 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.
- A. PCU 98037 Water storage tank in an R-1 Zone APN 406-33-131H  
108 S. Candy Lane  
Consider permanent status for the Use Permit with no further reviews required.
  - B. PCU 96043 Two water storage tanks in an R-1 Zone APN 406-23-035C  
413 W. Yuma Street  
Consider permanent status for the Use Permit with no further reviews required.
  - C. PCU 98032 Manufactured Home in an AR-20 Zone APN 406-43-027B  
Consider permanent status of the Use Permit with no further reviews required.
  - D. PCU 97025 Ceramics manufacturing operation in a C-1 Zone APN 406-34-001, 002 1019 N. Main Street  
Consider closing Use Permit as there is no manufacturing of ceramics occurring at this site.
  - E. PCU 249 Park Place APN 406-05-036H 1125 E. Hwy 89A  
Consider permanent status with a review in 5 years.
  - F. PCU 67 Auto sales facility in a C-1 Zone APN 406-04-041B  
847 S. Main St.  
Consider extending the Use Permit with a review in 5 years.
  - G. PCU 97037 Placement of a nine (9) unit RV Park in an R-4 Zone APN 406-37-222 427 N. 15<sup>th</sup> Street  
Staff recommends review in 5 years.
- Item #6 - **RCU 07-037** Review a Conditional Use Permit to allow aggregate material processing utilizing imported materials on 5 acres (approx.) of a 65-acre parcel located on Happy Jack Way west of Hwy. 89A and south of Mingus Ave. in an I-2 (Heavy Industrial) zone. APN: 406-08-002L. Applicant: Happy Jack Lodge L.L.C. Agent: Michael Mongini.

*continued*

- Item #7 - **PCU 08-054** Consideration of a request by the City of Cottonwood for a Conditional Use Permit to enable further development and operation of the City Utilities Department including offices and storage of vehicles and equipment on a 1.62 acre site at 111 N. Main Street (formerly the Foxworth-Galbraith building) currently zoned C-1 and AR-20. APN 406-43-008. Owner: Foxworth-Galbraith Lumber. Agent: City of Cottonwood.
- Item #8 - **FP 08-057** Consideration of a request for Final Plat approval for the Coppergate Commercial/Industrial Subdivision. The project is a proposed 8-lot subdivision on approx. 16.5 acres located on Alamos Drive just west of SR 89A in the vicinity of Black Hills Drive. APN 406-32-082E, 083J, 084B, 084C, 087, 019E. Owner: Commerce 89 Development LLC. Agent: Tom Pender.
- Item #9 - **FSP 08-019** Consideration of final site plan approval for a seven dispenser fueling station with a 43' x 126' fueling canopy and an 8' x 22' kiosk located in front of the Fry's Marketplace Store located at 1100 S. Hwy 260. APN 406-04-057V. Applicant: Fry's Food Stores of Arizona / Jeff Guyette. Agent: Tait and Associates / Elizabeth Ohep.
- Item #10 - Discussion of possible future work sessions.
- Item #11 - Possible discussion of monthly Departmental reports, such as Building Department and Code Enforcement reports.
- Item #12 - 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.)*
- Item #13 - 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.*
- Item #14 - Adjournment.

*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.