

Summary of Actions Taken by the City of Cottonwood Planning and Zoning Commission

Meeting held June 15, 2009 6:00 p.m. at the

City of Cottonwood Council Chambers

826 North Main Street, Cottonwood, Arizona

Commission Members Present: Chairperson Ed Kiyler, and members Raymond Cox, Jake Gonzales, Richard Kevin, Pat Dixon, and Judd Wasden. Vice Chair Diane Lovett was Absent.

Staff Members Present: Community Development Director George Gehlert, Long Range Planner Charlie Scully and Administrative Coordinator Leslie Wager

CONSIDERATION OF MINUTES

The Commission unanimously approved the regular Commission meeting minutes of 5/18/2009 as written.

Motion: *Approve minutes from 5/18/2009 as written*
Made by: *Kevin*
Second: *Gonzales*
Vote: *Unanimous*

UNFINISHED BUSINESS

1. **Presentation of State Trust Annexation and Land Use Planning** Staff invited a representative Dave Coble from Coe & Van Loo, the consultant assisting the City Council with the annexation and associated land use planning, to give a presentation to the Commission.

Discussion item only. No action taken at this time.

2. **Discussion Regarding Design Review Manual**

As a follow up from last month, the Staff would like to begin the process of examining issues associated with the pending Design Review Manual. Staff would like to outline some issues pertaining to architectural “context” as follows: Backdrop, History and Culture, and Districts.

No action taken at this time.

3. **ZO 08-026** Discussion took place on possible action regarding the Landscape Code. Charlie Scully felt the Code was now complete and ready to go.

Motion: *Approve Section 407 of the Landscape Code as written*
Moved By: *Kiyler*
Second: *Gonzales*
Vote: *Unanimous Approval*

NEW BUSINESS

1. **CONSENT AGENDA**

- a) **PCU 2002-029** Review a Conditional Use Permit approved for a manufactured home in an R-2 (Single/Multi-Family) zone located at 1019 N. 2nd Street. APN: 406-34-019. Owner: Michael Utz.

Staff Recommendation: renewal of the Use Permit with staff review in five (5) years.

- b) **PCU 2003-033** Review a Conditional Use Permit granted for outdoor dining in a C-1, (Light Commercial) zone located at 1635 E. Cottonwood Street Suite E. APN: 406-04-035. Owner: Vincent and Candice Yatsinko. Agent: Kathy Gardner.

Staff Recommendation: Conditional Use Permit no longer required

- c) **PCU 2003-246** Review a Conditional Use Permit granted for restaurant and commercial uses in a CR, (Restricted Commercial) zone located at 705 N. Main Street. APN: 406-38-107. Owner: Sherry Heyer.

Staff Recommendation: the Use Permit has been replaced with a new Conditional Use Permit for restaurant and plaza.

Motion: *To approve Consent Agenda as presented*
Moved by: *Kevin*
Second: *Gonzales*
Vote: *Unanimous Approval*

2. **DR 09-015** Design review for renovation to an existing restaurant in a C-2, (Light Commercial) zone located at 2160 E. Hwy 89A. APN: 406-55-061C / 406-55-062E. Owner: Ron Lopez-Franchisee. Agent: Mark Russell

Motion: *To approve the project subject to the following stipulations:*

- 1. Developed in conformance with the letter of intent and submittal dated 5-20-09.*
- 2. That no white backgrounds are permitted for illuminated signs. Tan background is approved.*
- 3. Color scheme approved with river rock, waynescot.*
- 4. White letters on "open" sign in drive thru are okay.*

Moved by: *Cox*
Second: *Wasden*
Vote: *Unanimous Approval*

3. **PCU 09-016 and DR 09-016** Consider an application for a Conditional Use Permit to allow a residence in a C-1, (Light Commercial) zone per Section 418.C.5 of the Zoning Ordinance located at 660 N. Main Street. APN: 406-42-046. Owner: Central Arizona Food Bank. Applicant: John Ask.

Motion: *Approve Use Permit with following stipulations:*

- 1. Landscape design be submitted for staff approval*
- 2. House color be submitted for staff approval*

Moved by: Wasden
Second: Gonzales
Vote: Unanimous Approval

DISCUSSION ITEMS

1. Discussion of possible future work sessions. Director Gehlert would like to hold a work session for the Design Review Manual, date to be established.
2. Departmental reports- no comments were made nor were any questions asked.

INFORMATIONAL REPORTS AND UPDATES

June 18-19- State Transportation Board coming to Cottonwood, Thursday at Alcantara, Friday at Public Safety Building.

Reclamation fund for re-processing of the slag pile was approved by the City Council, Group Home Code changes and Landscape Code changes will be reviewed by the City Council in July.

Possible cancellation of the August P&Z meeting.

Jake Gonzales inquired about any updates on the Re-organization. Director Gehlert reported the City Manager met with the City Council and was given the okay to move forward. The re-organization will take six months to a year to complete.

Cox inquired about the Foxworth building. Director Gehlert reported the building is now owned by the City of Cottonwood. There will be a meeting on Monday the 22nd with the Utility Director to go through Design Review process.

ADJOURNMENT

Chairperson Kiyler adjourned the meeting at 8:28 p.m.