

SUMMARY REPORT
OF ACTION TAKEN AT THE AUGUST 16, 2010 REGULAR MEETING OF THE
COTTONWOOD PLANNING AND ZONING COMMISSION

This summary is a statement of discussions and action taken by the Planning & Zoning Commission of the City of Cottonwood, Arizona, at their regular meeting, pursuant to A.R.S. § 38-431.02(D); and provided as required by A.R.S. § 38-431.01(D).

CALL TO ORDER & ROLL CALL

Chairman Kiyler called the meeting to order at 6:00 p.m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Ed Kiyler, Chairman
Diane Lovett, Vice Chair
Jean Wilder

Raymond Cox
Robert Williams

Judd Wasden
Jake Gonzales

Staff Members Present

George Gehlert, Community Development Director
Leslie Wager, Administrative Coordinator/Recorder
Charlie Scully, Long Range Planner

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.

No comments from the public.

APPROVAL OF MINUTES OF JUNE 21, 2010

Motion: Approve minutes from 6/21/2010 as written

Made by: Vice Chair Lovett

Second: Commissioner Gonzales/Commissioner Williams

Vote: Unanimous

UNFINISHED BUSINESS (NONE)

NEW BUSINESS

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.

Motion: *To approve PCU/DR 10-017 with the following stipulations:*

- 1. That the use comply with the site plan and letter of intent dated July 15, 2010.*
- 2. That all non-conforming, unshielded exterior lighting be replaced with fully shielded lighting in conformance with Section 408 of the Cottonwood Zoning Ordinance.*
- 3. That the driveway leading to the dumpsters in the rear of the property be paved with a minimum chip sealed surface.*
- 4. The parking lot be striped and handicapped spaces be delineated as required by code.*
- 5. That a phased landscape plan, with a definite timeline of completion, be submitted to staff for planned improvements to the rear of the property, additional street trees and other plantings. Plans to be reviewed and approved by Staff prior to issuance of a Certificate of Occupancy.*
- 6. That the Conditional Use Permit be reviewed in one (1) year for compliance.*
- 7. Any other stipulations that the Commission deems necessary.*

Moved by: *Vice Chair Lovett*

Second: *Commissioner Wasden*

Vote: *Unanimous Approval*

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.

Motion: *To postpone review of PCU/DR 10-016*

Moved by: *Commissioner Gonzales*

Second: *Commissioner Wasden/Commissioner Cox*

Vote: *Unanimous Approval*

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 404.3H. (General Provisions / Building Heights); and replace that section with a 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.

Discussion item only. No action was taken.

DISCUSSION ITEMS

1. Presentation regarding proposed Design Review Policy Manual. Discussion only.
2. Possible future work sessions. A Design Review work session will be scheduled. Two Staff members will be attending the Arizona State Planning Association conference and would like one representative from the Commission to attend.

ADJOURNMENT

Chairperson Kiyler adjourned the meeting at 7:27 p.m.