



## HEARING AGENDA

The City of Cottonwood Planning and Zoning Commission  
6:00 PM, Monday June 18, 2007  
City Council Chambers  
826 North Main Street Cottonwood, Arizona

---

- Item #1 - Call to Order
- Item #2 - Roll Call
- Item #3 - Consideration of April 17, 2007 minutes.
- Item #4 - Introduction of zoning enforcement officer, Steven Engen.
- Item #5 - Appointment/Reappointment of Commission member to the Development Review Board for the period of July 1 – December 31, 2007.
- Item #6 - **PCU 07-016.** Consideration of a request for a conditional use permit for a café and vintage market in an existing building located on ½-acre of property within a C-R (commercial / residential) zone. The site is located at 735 North Main Street. The property includes lots 12 through 16 of Hopkins Ranch Subdivision Unit 2, Block 6. APN 406-38-073A. Owner: William and Christine Eaton.
- Item #7 - **PCU 07-023** Consideration of a request for a Conditional Use Permit to allow a residence to be located within an existing commercial building on 0.27 acres at the northeast corner of North Main Street and Yavapai Street. The address is 1045 North Main. APN 406-36-022. Owner/Applicants: Susan and James Rea.
- Item #8 - **PCU 07-028** Consideration of a request for a Conditional Use Permit for a guest home to be located on 1-1/4 acres at 2650 Lobo Circle. The property includes Lot 2445 of Verde Village Unit 6. APN 406-48-001. Owner: Patrick Aldrich. Applicant: Brian Aldrich.
- Item #9 - **PCU 07-012** Staff initiated review of a conditional use permit for outdoor sales of landscaping materials and related accessories in a C-1 (Light Commercial) zone. Location: 18 N. Main Street. APN 406-37-001H, 002A, and 007A. Applicant: Steve Coury. Agent: Neal Brooks/Nate's Landscaping
- Item #10 **GP 07-005** Discussion and possible action regarding amendments to the Cottonwood General Plan, pertaining to Section 14, "Plan Administration," in order to establish further guidelines regarding processing of general plan amendments, criteria for major and minor amendments; when they are necessary; deadlines for submittal, etc.
- Item #11 **ZO 07-025** Discussion and possible action regarding amendment to the Cottonwood Zoning ordinance, Section 404 (General District Standards); and Section 417.D.6 (Manufactured Home District) pertaining to front yard setbacks for front porches.

*continued*

- Item #12 **ZO 07-026** Discussion and possible action regarding amendment to the Cottonwood Zoning Ordinance, Section 404.W (General District Standards), pertaining to outdoor display of merchandise in commercial zones.
- 
- Item #13 **SR 07-027** Discussion and possible action regarding amendment to the Cottonwood Subdivision Regulations for the function of establishing a process for review of requests for conversion of existing developed properties to condominium style ownership (aka / condominium plat).
- 
- Item #14 Update regarding proposed revisions to the Cottonwood Zoning Ordinance, Section 405 (Signs).
- 
- Item #15 Discussion of possible future work sessions.
- 
- Item #16 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.)*
- 
- Possible discussion of monthly Departmental reports, such as Building Department and Code Enforcement reports.
- Item #17 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(G), 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 #18 Adjournment.
- 

Pursuant to A.R.S. § 38-431.02(B) the Council 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.