

**TOWN OF PATAGONIA
PLANNING AND ZONING COMMITTEE
MEETING MINUTES
OCTOBER 8, 2012
6:00 P.M.**

1. CALL TO ORDER.

Chairperson Budd called the meeting to order at 6:05 PM

Present: Chairperson Budd
Member Stabile
Member Pendleton
Member Gilbert
Member Murrietta

Absent: Member Munroe

Staff Present: Deputy Town Clerk Van Nest

2. CORRECTION AND/OR APPROVAL OF MINUTES OF THE PLANNING & ZONING:

A) SPECIAL MEETING SEPTEMBER 10, 2012 – 6:00 PM

Motion: Member Gilbert moved to approve the SEPTEMBER 10, 2012, 6:00 PM MINUTES.

Second: Member Stabile

Vote: The motion was approved by a vote of 5-0 with members voting as follows:

Ayes: Chairman Budd, Members Stabile, Gilbert, Murrietta and Pendleton

Nays: None

Absent: Member Munroe

3. REQUEST FROM THE TOWN COUNCIL.

Member Gilbert, on behalf of the town council, requested that the planning and zoning committee finalize their suggestions on Chapter 14 before October 20th when the council will have a study session.

Chairman Budd stated they were close to doing that.

4. COMMUNITY INPUT: SUBJECT TO REASONABLE TIME AND MANNER RESTRICTIONS, AT THIS TIME MEMBERS OF THE PUBLIC MAY COMMENT ON ANYTHING UNDER THE PURVIEW OF THE PLANNING AND ZONING COMMITTEE. PURSUANT TO THE ARIZONA OPEN MEETING LAW, AT THE CONCLUSION OF THIS AGENDA ITEM, INDIVIDUAL MEMBERS OF THE COMMITTEE MAY RESPOND TO CRITICISM MADE BY THOSE WHO HAVE ADDRESSED THE COMMITTEE, MAY ASK STAFF TO REVIEW THE MATTER, OR MAY ASK THE MATTER BE PLACED ON A FUTURE AGENDA.

A lengthy discussion ensued with different members of the public expressing their concerns regarding Item #5 and the committee's proposed language for permitting businesses.

Everyone had an issue with the language of "cottage industries". They felt it was not clearly defined and had a different meaning to different people.

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Other concerns expressed were: ✓Who will do the enforcement? ✓Will toxic substances and materials be included? ✓Will businesses already in operation be grandfathered in? ✓Traffic from multiple home occupations along Naugle Ave. ✓Ambiguous, committee should go entirely with use permit or nothing. ✓This will make it harder on some people. ✓Committee is not being overrun with use permit applications, why change. ✓Language is not clearly defined, too open ended, nothing solid, confusing. ✓Don't pass onto council, continue job you have been doing.

Member Stabile stated the committee was only trying to define what needed a use permit and make it easier on smaller things. He suggested the verbage "cottage industries" be taken out and Home Occupations kept.

Everyone agreed to keep Home Occupations.

Member Gilbert stated that if a home occupation is hardly noticeable and does not impact a neighborhood with traffic, noise, etc. a use permit should not be required.

The committee reviewed and made changes to the proposed language.

¶One: Eliminate "cottage industries"

¶Two: Take out such that it unreasonably interferes with the use and enjoyment of neighboring properties, not needed. ✓Take out motorbikes and or two large trucks, or similar equipment, per day.

¶Three: No Changes.

¶Four: Take out completely, not needed, refer to town code.

Member Gilbert suggested that the committee go with the Town Manager's version. "It's clearer and shorter, she said."

Chairman Budd did not agree with Manager's version, liked what committee wrote.

Member Murrietta stated that what works in other towns may not work here.

Member Pendleton suggested to combine both committee's and manager's suggestions.

5. DISCUSSION AND POSSIBLE ACTION, CONCERNING PROPOSED LANGUAGE FOR PERMITTING COTTAGE INDUSTRIES AND BUSINESSES WITHIN THE TOWN LIMITS, RELATED TO THE USE PERMIT SECTION

Motion: Member Pendleton moved to pass the proposed language as amended and present it to the town council.

Second: Member Stabile

Vote: The motion was approved by a vote of 5-0 with members voting as follows:

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Ayes: Chairman Budd, Members Gilbert, Stabile, Pendleton and Murrietta
Nays: None
Abstainers: None
Absent: Member Munroe

6. DISCUSSION AND POSSIBLE ACTION CONCERNING THE SIGNAGE SECTIONS OF CODE, CHAPTER 14, IN GENERAL AND AS THEY RELATE TO LOCAL BUSINESSES.

Chairman Budd asked for input from the public as to their opinions on signs.

One comment was that the type/size of sign should be considered. A sign needs to be back from the street and should only be seen when you come up onto the property. ✓One person felt nothing was wrong with the present code regulation. ✓Another comment made was that signs have an impact on what the town looks like.

No action taken on this item.

7. SUGGESTIONS FOR FUTURE AGENDA.

Member Stabile proposed that the P&Z Committee recommend that the Town Council adopt a resolution opposing any mining project, even in the exploratory stage in the Patagonia Mountains unless certain safety criteria has been met and take a stand to protect the town's health, and quality of life and its water supply.

Cornelia O'Connor asked that the committee look into a Dark Sky ordinance such as Santa Cruz County has.

8. FUTURE AGENDA ITEMS: AT THIS TIME MEMBERS OF THE COMMITTEE MAY BRING FORTH TOPICS OF AGENDA ITEMS FOR THE NEXT REGULAR OR SPECIAL MEETING. THE COMMITTEE MAY NOT DISCUSS, DELIBERATE OR TAKE ANY ACTION ON THE SUBSTANCE OF THE TOPICS OTHER THAN TO INCLUDE THEM ON A FUTURE AGENDA. A.R.S. § 38-431.02(H). None brought forward.

9. ADJOURNMENT.

MOTION: Member Stabile moved to Adjourn.

SECOND: Member Gilbert

VOTE: The motion was approved by a vote of 5-0 Members voting as follows:

AYES: Chairman Budd, Members Stabile, Gilbert, Murrietta and Pendleton

NAYS: None

ABSTAINERS: None

ABSENT: Member Munroe

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The meeting was adjourned at: 7:25 P.M.

I hereby certify that the foregoing minutes are a true and accurate copy of the minutes of a Patagonia Planning and Zoning Committee Meeting held on October 8, 2012 at 6:00 P.M. I further certify that the meeting was duly called, held, and that a quorum was present.

Attest: Deputy Town Clerk

Approved: Chairperson