

**TOWN OF PATAGONIA
PLANNING AND ZONING COMMITTEE
MEETING MINUTES
FEBRUARY 27, 2011
6:00 P.M.**

1. CALL TO ORDER.

Chairperson Budd called the meeting to order at 6:10 PM

Present: Chairperson Budd
Member Stabile
Member Gilbert
Member Pendleton

Absent: Member Coleman
Member Munroe

Staff Present: Deputy Town Clerk Van Nest

2. CORRECTION AND/OR APPROVAL OF:

- A) MINUTES PLANNING AND ZONING MEETING MINUTES, January 9th, 2012 – 6:00 PM
- B) Note: THERE WAS NO MEETING ON JANUARY 23 OR FEBRUARY 13 DUE TO LACK OF A QUORUM

Chairman Budd suggested to look at minutes at the next meeting in order to take less time.

Motion: Member Stabile moved to postpone the discussion of the minutes to the next meeting.

Second: Member Gilbert

Vote: The motion was approved by a vote of 4-0 with members voting as follows:

Ayes: Chairman Budd, Members Stabile, Gilbert and Pendleton

Nays: None

Absent: Members Coleman and Munroe

3. REQUEST FROM THE TOWN COUNCIL.

No requests

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. Cornelia O'Connor made a request that the committee take a look at adopting a dark sky ordinance that would require to shield lights at night.

Chairman Budd stated this was something on their long to do list and this area needed to be looked at. He thanked O'Connor for bringing it to their attention.

Chairman Budd took Item #6 before #5.

6. STATUS OF THE FORMER TOWN RIGHT-OF-WAY ACROSS PENNSYLVANIA AT 4TH AVENUE, AND IMPLICATIONS FOR ALTERNATIVE TRAFFIC ROUTES. Chairman Budd stated it was unclear where the town needed to be involved in this matter since it is a private road. He stated this item gave the committee permission to discuss the history.

Jackie Fleder addressed the committee and handed out a map showing the property she owns. She discussed at length where the road could be built. She stated that even though the road would be in private property she would want the town's input because of the traffic that would be going through.

The consensus of the committee was that this would be a private road and the town could not get involved but could offer input to Ms. Fleder.

5. REVIEW AND DISCUSSION OF USE PERMIT APPLICATION FOR JOHN SHELTON APARTMENTS BETWEEN SONOITA AND MENDOZA ALLEY. Mr. John Shelton explained and went over the plans with the committee. The project consists of building an apartment complex of four units. The proposed building area is 3,000 sq. ft. Because of the new flood zone regulations the building has to be built approximately 5' above flood zone elevation making the building 22.5' high.

Bob Hutchins and Marilyn Majalca expressed their concerns and objections to the building of these apartments in this little neighborhood.

Concerns expressed were the height of the building, more traffic, cutting down a tree (should try to spare it), more rental property, affordability of apartments, etc.

Hutchins felt all this was contrary to the General Plan. The town character, views and quality of life must be taken into consideration before allowing this project to go forward. Follow the General Plan, he said.

The committee will move forward with the Use Permit Process.

7. REVIEW OF OPTIONS FOR REGULATING OR RESTRICTING THE TRANSPORTATION OF HAZARDOUS MATERIALS THROUGH THE TOWN-CONTROLLED ROAD OF PATAGONIA.

The committee would like to hold a joint meeting with the Mayor and Council on this issue.

Motion: Chairman Budd stated and moved that the P&Z expresses concern about the transportation of hazardous materials through the town-controlled roads of Patagonia and recommends developing jointly, with the town council some specific proposals to cope with this problem.

Second: Member Stabile

Vote: The motion was approved by a vote of 4-0 with members voting as follows:

Ayes: Chairman Budd, Members Stabile, Gilbert and Pedleton

Nays: None

Absent: Members Coleman and Munroe

8. OVERVIEW OF OPTIONS TO GENERATE A CAPITAL IMPROVEMENTS PLAN FOR THE NEXT TOWN BUDGET CYCLE. Item rolled over to next meeting.

9. DISCUSSION OF STRATEGIES FOR FURTHER EXPLORING AND SECURING TOWN WATER RIGHTS. Item rolled over to next meeting.

10. BRIEF REVIEW OF PAST DELIBERATIONS OF THE PLANNING AND ZONING COMMITTEE ON THE ISSUES, AND SOME SUGGESTED PROPOSALS. Item rolled over to the next meeting.

11. 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). Items 8, 9, and 10 were rolled over to the next committee meeting.

The next meeting will be on March 12 at 6 pm.

12. ADJOURNMENT.

MOTION: Member Stabile moved to Adjourn.

SECOND: Chairman Budd

VOTE: The motion was approved by a vote of 4-0 Members voting as follows:

AYES: Chairman Budd, Member Stabile, Gilbert and Pendleton

NAYS: None

ABSTAINERS: None

ABSENT: Members Coleman and Munroe

The meeting was adjourned at: 7:50 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 February 27, 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