TOWN OF PATAGONIA
PLANNING AND ZONING COMMITTEE
SPECIAL MEETING AND HEARING MINUTES
APRIL 9, 2012
6:00 P.M.

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1. CALL TO ORDER. The meeting was called to order by Chairman Budd at 6:00p.m.
Members present included Chairman Budd and Members Gilbert, Munroe, Stabile, Pendleton and Murrietta. Members absent: Coleman. Staff present: Town Manager Teel.

2. CORRECTION AND/OR APPROVAL OF MINUTES OF THE PLANNING AND ZONING MEETING(S) AND HEARINGS.

A) SPECIAL MEETING MARCH 26TH, 2012 – 6:00 PM

Motion: Member Pendleton moved to APPROVE THE MINUTES OF THE SPECIAL MEETING OF MARCH 26, 2012
Second: Member Munroe
Vote: The motion was approved by a vote of 6-0 with members voting as follows:
Ayes: Chairman Budd, Members Stabile, Gilbert, Murrietta, Munroe and Pendleton
Nays: None
Absent: Member Coleman

3. REQUESTS FROM THE TOWN COUNCIL. None

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.

Ray Klein asked to speak and stated that he thought the proposed project met a community need for housing and should be approved.

5. PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION CONCERNING THE APPLICATION OF JOHN E. SHELTON FAMILY TRUST FOR A USE PERMIT FOR FOUR ADDITIONAL APARTMENTS TO BE CONSTRUCTED AT 285 SOUTH SONOITA AVENUE IN THE TOWN OF PATAGONIA, AZ.

Chairman Budd made Introductory remarks describing the Use Permit process and its relationship to the general plan.

John Shelton made an introductory presentation of the plan including showing a site plan and scale model of the proposed project, the fact that it would be energy efficient and that the FEMA requirements were the basis for raising the structures in the air and placing parking underneath. He indicated that the minimum height to meet the FIRM elevations was 5.3 feet above the existing grade. Mr. Shelton also reported that he had the property and the alley surveyed and it was found that his property and those adjacent had built their fences into the alley with encroachments of 3- 5 feet.

Susan Schirmer presented more details regarding the appearance and entrance into the building as well as the proposed landscaping and enclosed patios. The proposed rents were described as $1,000 for the 2 bedroom units and $750 for the studios.

There were questions about the setbacks on the side walls where the 2d floor is cantilevered. Mr. Vazquez (architect) responded that the cantilever sticks out 3 feet 4 inches on each side and is 7 feet from the side line on one side and 8 feet on the other so the lower level is 10'4" and 11'4" respectively.

Cynthia Morgan, long term resident said that the building will block her view of Red Mountain. She said there are lots of vacant lots for sale in town where you could build more units. She also stated that it was too much traffic for the alley`

Several comments were made that the rents were too high for patagonia and for teachers or law enforcement officers.

Virginia Thiers commented on how the P&Z Committee had tried to address questions of future development. She commented that while she likes everything else about the proposed project, she thought it was not appropriate for this location.

In response to a question from the Committee she said that she thought two units would probably be acceptable.

She also commented on parking, indicating that as a landlord she limited tenants to one vehicle per adult and found that very difficult to enforce as people keep adding vehicles and trailers and RV's etc.

Marilyn Majalca stated that she lived next door to the property. She said she was opposed to this "enormous structure" next to her property and that it was too big for the neighborhood, would bring too much traffic, the rents were too high and it does not meet the intent of the town plan.

Gary Retherford stated that Mr. Shelton could build 2 units without going through the use permit process and with the new flood plain regs we need to get used to taller buildings.

Bob Hutchins, neighbor, stated that Mr. Shelton does not have 3 lots, he has 2.6 lots and should be limited to 5.2 units. He commented that the neighbor, because of the building height, will not see the sun until 2 hours after sunrise and expressed his concern that the proposal did not meet the General Plan.

Chairman Budd announced at 7:12 p.m. that it appeared that all the public comments had been received and the Committee would take a brief recess before continuing with their remaining business.

Chairman Budd reconvened the meeting at 7:22

He listed the items that were accumulating on the Committee agenda including:

Shelton Use Permit
Chester Use Permit
Capital Improvement Plan
Changes to the P&Z portion of the Town Code
Review of the General Plan

He asked if the membership would be receptive to meeting weekly until the backlog was addressed and disposed of. Mr. Pendleton emphasized the need to make decisions if weekly meetings are to be held. It was the consensus of all present that weekly meetings would be held until the backlog was cleaned up.

Mr. Budd announced that the next meeting would be held on April 16th and there would be two items on the agenda: 1.) preparing recommendations for Town Council on the Shelton Use Permit Application, and 2.) drafting a recommended Capital Improvement Plan to send to Mayor and Council.

6. REVIEW, DISCUSSION AND POSSIBLE ACTION ON SCHEDULING FUTURE MEETINGS TO COMPLETE THE PRESENT WORK PROGRAM AND OUTSTANDING ITEMS BEFORE THE COMMITTEE. Covered previously.

7. SUGGESTIONS FOR FUTURE AGENDA.FUTURE AGENDA ITEMS: AT THIS TIME MEMBERS OF THE COMMITTEE MAY BRING FORTH TOPICS OF AGENDA ITEMS FOR THE NEXT 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).Covered previously

8. ADJOURNMENT.

Motion: Member Gilbert moved to ADJOURN THE MEETING.
Second: Member Stabile
Vote: The motion was approved by a vote of 6-0 with members voting as follows:
Ayes: Chairman Budd, Members Stabile, Gilbert, Murrietta, Munroe and Pendleton
Nays: None
Absent: Member Coleman

The meeting was adjourned at 7:38 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 April 9, 2012at 6:00 P.M. I further certify that the meeting was duly called, held, and that a quorum was present.

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Attest: Town Manager Approved: Chairman