

TOWN OF PATAGONIA  
PLANNING AND ZONING COMMITTEE  
SPECIAL MEETING MINUTES  
**JANUARY 28, 2013**  
6:00 P.M.

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1. CALL TO ORDER. The meeting was called to order by Vice chairman Pendleton. Members present were Vice-chairman Pendleton and members Stabile, Evans, Murrietta and Montanez. Staff members present were Teel and Van Nest. Absent was member Munroe. Mr. Pendleton noted that Chairman Budd had submitted a letter of resignation from the committee, effective as of January 25, 2013

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

A) SPECIAL MEETING DECEMBER 10, 2013 – 6:00 PM

MOTION: Mr. Evans moved to approve the minutes of the special meeting of December 10, 2012

SECOND: Ms. Murrieta

VOTE: The motion was approved by a vote of 4-0-1 with the members voting as follows:

AYES: Pendleton, Stabile, Evans, Murrietta.

NAYS: None

ABSTAIN: Montanez

ABSENT: Munroe

3. REQUESTS FROM THE TOWN COUNCIL. None

3. 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. Mr. John Shelton was present and suggested that since the town did not have zoning, that the name of the Committee and of Chapter 14 of the proposed Code amendment be changed to eliminate the word “Zoning” and replace it with “land use”

4. REPORT ON THE STATUS OF USE PERMIT APPLICATIONS PENDING WITH THE TOWN, REPORT ON TOWN COUNCIL PLANS FOR HEARINGS, AND PLANS FOR COORDINATION.

CURRENTLY SCHEDULED- JOINT HEARING WITH COUNCIL ON FEBRUARY 13  
FLEDER REQUEST FOR 50 FOOT HAM RADIO TOWER  
BOWDON REQUEST FOR APPROVAL OF OFFICE USE IN STORAGE BUILDING.

Mr. Stabile requested that as part of the hearings on Mr. Bowdon’s application, copies of the building permit application, septic permit, certificate of occupancy and flood elevation determination be included.

Mr. Stabile will contact the Fleders about a site inspection prior to their hearing and will notify the other members when it has been scheduled.

There was a general discussion about the importance of a possible fourth avenue extension in minimizing the traffic hazards that additional traffic would create as a result of the expanded commercial use of Mr. Bowdon's property

NOT CURRENTLY SCHEDULED- ONE NEW APPLICATION FOR EXPANSION OF THE RV PARK ON HARSHAW ROAD, THE OWNERS HAVE ACQUIRED THE ADJACENT (WEST) PROPERTY AND WANT TO EXPAND ONTO IT AS BUSINESS WARRANTS.

5. DISCUSSION AND POSSIBLE ACTION TO ADOPT A SET OF STANDARD BY-LAWS FOR THE PLANNING AND ZONING COMMITTEE.

There was a discussion of the items that should be included in Committee bylaws and it was agreed that all such items were covered in Articles 14-1 through 14-7 of the Proposed Code Amendment.

MOTION: Ms. Murrietta moved to ADOPT ARTICLES 14-1 THROUGH 14-7 AS THE BYLAWS FOR THE PLANNING AND ZONING COMMITTEE.

SECOND: Mr. Evans

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

AYES: Pendleton, Stabile, Evans, Murrietta and Montanez.

NAYS: None

ABSTAIN: None

ABSENT: Munroe

6. DISCUSSION OF THE ADEQUACY OF CURRENT TOWN MAPS, AND POSSIBLE RECOMMENDATIONS FROM THE TOWN MANAGER ON COLLABORATION IN THE DEVELOPMENT OF FURTHER MAP MATERIALS.

There was a general discussion of the need for better Town Maps and also the new members (Evans and Montanez) need to be furnished with copies of the general plan.

7. 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).

MOTION: Acting Chairman Pendleton Made a motion to waive the requirement for previous posting and call for an election to replace Chairman Budd.

SECOND: Mr. Evans

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

AYES: Pendleton, Stabile, Evans, Murrietta and Montanez.

NAYS: None

ABSTAIN: None

ABSENT: Munroe

MOTION: Mr. Evans Nominated Mr. Stabile to serve as Chairman.

SECOND: Mr. Pendleton

VOTE: Mr. Stabile was elected Chairman by a vote of 5-0 with the members voting as follows:

AYES: Pendleton, Stabile, Evans, Murrietta and Montanez.

NAYS: None

ABSTAIN: None

ABSENT: Munroe

Mr. Stabile assumed the Chair.

After discussion it was agreed that the next meeting after the joint meeting with Town Council would be held on February 18 and the agenda would include drafting recommendations to Council based on the hearings on the two use permits.

MOTION: Mr. Evans MOVED TO ADJOURN THE MEETING.

SECOND: Mr. Pendleton

VOTE: The motion to adjourn was approved by a vote of 5-0 with the members voting as follows:

AYES: Pendleton, Stabile, Evans, Murrietta and Montanez.

NAYS: None

ABSTAIN: None

ABSENT: Munroe

The meeting was adjourned at 6:45 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 January 28, 2013 at 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

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Approved: Chairman