

**TOWN OF PATAGONIA  
PLANNING AND ZONING COMMITTEE  
SPECIAL MEETING MINUTES  
MARCH 12, 2012  
6:00 P.M.**

\*\*\*\*\*

1. CALL TO ORDER. The meeting was called to order by Chairman Budd at 6:03  
Present: Chairperson Budd, Member Stabile, Member Gilbert, Member Pendleton, Member Munroe  
Absent: Member Coleman  
Staff Present: Town Manager Teel, Deputy Town Clerk Van Nest
  
2. CORRECTION AND/OR APPROVAL OF MINUTES OF THE PLANNING AND ZONING MEETING(S) .

SPECIAL MEETING JANUARY 9TH, 2012 – 6:00 PM

**Motion:** Chairman Budd moved to APPROVE THE MINUTES OF THE SPECIAL MEETING OF JANUARY 9<sup>TH</sup>, 2012

**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, Munroe and Pendleton

**Nays:** None

**Absent:** Member Coleman

Note: THERE WAS NO MEETING ON JANUARY 23 or FEBRUARY 13 DUE TO LACK OF A QUOROM

SPECIAL MEETING FEBRUARY 27, 2012

**Motion:** Member Pendleton moved to APPROVE THE MINUTES OF THE SPECIAL MEETING OF FEBRUARY 27<sup>TH</sup>, 2012

**Second:** Member Munroe

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

**Ayes:** Chairman Budd, Members Stabile, Gilbert, Munroe and Pendleton

**Nays:** None

**Absent:** Member Coleman

3. REQUESTS FROM THE TOWN COUNCIL. None

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. Michael Cervantes was present and asked to speak about problems with the new flood Plain maps and elevations which required a mobile home in his park to be raised to 8 feet. He is to meet with Mr. Teel on this problem.

Martha Kelly was present and asked to speak about the problems created by large homes and expensive properties making it impossible for the traditional residents of Patagonia to be able to continue to live here.

4. DISCUSSION AND POSSIBLE ACTION CONCERNING NEW MULTI-FAMILY AND COMMERCIAL CONSTRUCTION AS IT RELATES TO THE TOWN PLAN, DENSITY, GROWTH PROJECTIONS, AND BUILDING REQUIREMENTS
5. REVIEW AND DISCUSSION OF KEY ELEMENTS OF THE RECENTLY SUBMITTED PLANS FOR MULTI-FAMILY HOUSING BETWEEN MENDOZA ALLEY AND SONOITA AVENUE

Chairman Budd presided over a discussion which covered both items 4 and 5 on the agenda. Concern was expressed as to what kinds of regulations could reasonably be imposed on the developer for this project and what kinds of regulations would be consistent with previous practice and history in Patagonia. Chairman Budd reported on his survey of all the properties in town and the number with alley access and apparent multiple subdivisions. It was agreed to review these questions further at the next meeting, March 26 to develop recommendations for Council.

6. REVIEW, DISCUSSION AND POSSIBLE ACTION SETTING THE DATE, AND ARRANGEMENTS FOR, A PUBLIC HEARING ON THE USE PERMIT FOR THE SONOITA AVENUE (JOHN SHELTON) PROPERTY

**Motion:** Member Gilbert moved to SCHEDULE THE PUBLIC HEARING ON THE SHELTON USE PERMIT FOR APRIL 9<sup>TH</sup>, 2012 AT 6 P.M.

**Second:** Member Munroe

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

**Ayes:** Chairman Budd, Members Stabile, Gilbert, Munroe and Pendleton

**Nays:** None

**Absent:** Member Coleman

Chairman Budd noted that it was already 7:30 and announced that the following items would be carried over to a future agenda.

7. REVIEW, DISCUSSION AND POSSIBLE ACTION ON OPTIONS FOR REGULATING OR RESTRICTING THE TRANSPORTATION OF HAZARDOUS MATERIALS THROUGH THE TOWN-CONTROLLED ROAD OF PATAGONIA.
8. OVERVIEW AND POSSIBLE ACTION ON OPTIONS TO GENERATE A CAPITAL IMPROVEMENTS PLAN FOR THE NEXT TOWN BUDGET CYCLE.
9. DISCUSSION OF STRATEGIES FOR FURTHER EXPLORING AND SECURING TOWN WATER RIGHTS.
10. BRIEF REVIEW OF PAST DELIBERATIONS OF THE PLANNING AND ZONING COMMITTEE ON THE ISSUES, AND SOME SUGGESTED PROPOSALS.
11. 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).

12. ADJOURNMENT.

**Motion:** Member Munroe moved to ADJOURN THE MEETING

**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, Munroe and Pendleton

**Nays:** None

**Absent:** Member Coleman

The meeting was adjourned at 7:32 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 March 12, 2012 at 6:00 P.M. I further certify that the meeting was duly called, held, and that a quorum was present.

---

Attest: Town Manager

---

Approved: Chairperson