

**TOWN OF PATAGONIA  
PLANNING AND ZONING COMMITTEE  
SPECIAL MEETING MINUTES  
MARCH 26, 2012  
6:00 P.M.**

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1. CALL TO ORDER: Chairman Budd called the meeting to order at 6:00 p.m.

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

Absent: Member Coleman, Member Munroe

Staff Present: Town Manager Teel, Deputy Town Clerk Van Nest

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

SPECIAL MEETING MARCH 12TH, 2012 – 6:00 PM

Motion: Member Pendleton moved to APPROVE THE MINUTES OF THE SPECIAL MEETING OF MARCH 12, 2012

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 Pendleton

Nays: None

Absent: Members Coleman and Munroe

3. REQUESTS FROM THE TOWN COUNCIL: There were no requests from Town Council.
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.

Abbie Zeitzer inquired about the status of the Committee's consideration of possible truck regulations.

John Shelton pointed out that the Town Code, Section 14-1-7 gave the Planning and Zoning Committee the responsibility for "recommending the adoption of zoning maps and regulations "and that had not been done.

Gary Retherford suggested the adoption of a commercial zone to simplify the ability of businesses to locate within specified areas of the town where they might be desirable.

5. DISCUSSION AND POSSIBLE ACTION CONCERNING A PRELIMINARY MEETING WITH PARTIES INTERESTED IN ESTABLISHING AN EXTENDED CARE FACILITY WITHIN TOWN LIMITS.

Gary Rutherford and Ann Mihalik were present representing Laura Toby, the present owner and Helen Chester, the possible purchaser of the property at 341 N. First Avenue. A preliminary

application for a use permit has been filed. The proposal is for the construction of a 10 resident continuing care facility with a commercial kitchen of sufficient capacity to also provide in home meal service to other area residents. Ms. Mihalik passed out a statement outlining the agencies and phases for the development of the facility. (attached as part of these minutes)

6. REVIEW, DISCUSSION AND POSSIBLE ACTION CONCERNING A PUBLIC HEARING ON THE USE PERMIT FOR THE 285 SONOITA AVENUE (JOHN SHELTON) PROPERTY SCHEDULED FOR APRIL 9<sup>TH</sup> AT 6 PM.

Chairman Budd called on the members for their input as how the hearing should be conducted and any other suggestions that they might have. There was a discussion as to whether a decision on the Committee's recommendation to Council should be made immediately that night or at a later time and it was agreed that such a decision should be made after hearing the testimony presented.

7. REVIEW, DISCUSSION AND POSSIBLE ACTION ON PREPARING A CAPITAL IMPROVEMENT PLAN FOR RECOMMENDATION TO TOWN COUNCIL: Mr. Teel pointed out the provision in the Town Code which gave the Planing and Zoning Committee the responsibility for sending a recommended Capital Improvement Plan to Council 60 days before the new fiscal year, which starts on July 1.
8. REVIEW, DISCUSSION AND POSSIBLE ACTION ON PREPARATIONS FOR MEETING WITH TOWN COUNCIL. **THIS MEETING HAS BEEN SCHEDULED FOR WEDNESDAY NIGHT, MARCH 28 AND ALL MEMBERS ARE ENCOURAGED TO ATTEND. .**
9. 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).  
Member Gilbert stated that a review of the Use Permit regulations and Building Code needed to be on a future agenda.
10. ADJOURNMENT.

Motion: Member Gilbert moved to ADJOURN THE MEETING

Second: Chairman Budd

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

The meeting was adjourned at 7:22 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 26, 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

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Approved: Chairperson