



NOTICE OF REGULAR COUNCIL MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona will hold a Regular City Council meeting at 7:00 p.m. Wednesday, January 27, 2016. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, San Luis, Arizona, 85349, (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS APPROVED BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE JUNTA REGULAR

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se le informa a los Miembros del Cabildo y al público en general que el Alcalde y el Concilio de San Luis, Arizona, tendrán una Junta Regular a las 7:00 p.m. el día Miércoles, January 27, 2016. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349, el público está cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 E. Union Street, San Luis, Arizona, 85349, (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento antes que el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Cabildo se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos, favor de autorizar por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo/hija menor no este presente cuando la grabación se lleve a cabo. Si un menor de edad esta presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES APROBADO POR:

/f/ Sonia Cornelio, Actuaría de la Ciudad



AGENDA
Regular Meeting
San Luis City Council
San Luis Council
Chambers
1090 E. Union Street
San Luis, AZ 85349
January 27, 2016
7:00 P.M.

MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. CONSENT AGENDA

All matters are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

4. A. DISBURSEMENTS FROM JANUARY 4, 2016 THROUGH JANUARY 15, 2016

Total Disbursements \$699,946.70

(Six Hundred Ninety-Nine Thousand, Nine Hundred Forty-Six Dollars and Seventy Cents)

5. DISCUSSION AND POSSIBLE ACTION ITEMS:

5. A. Public Hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2015-0574, a request by Nicholas Ramos on behalf of Estanislao Escobosa, property owner, for approval of a Conditional Use Permit to allow a religious institution on property located on the southeast corner of Avenue F and Aracely Street, San Luis, AZ. **(John Starkey, Zoning Administrator)**

A. Open Public Hearing

B. Close Public Hearing

C. Action on Conditional Use Permit Case No. 2015-0574

5. B. Discussion and possible action on any and all matters regarding Second Reading of Ordinance No. 344. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, pertaining to the Planning and Zoning Commissioner's requirement as to the number of votes to pass a motion by amending the San Luis City Code §152.026(G)(3) from four (4) votes to a majority of a quorum; repealing any conflicting provisions; and providing for severability. **(John Starkey, Zoning Administrator)**

A. Approval of Second Reading of Ordinance No. 344 by title only.

B. Approval and adoption of Ordinance No. 344

- 5. C.** Discussion and possible action on any and all matters regarding Second Reading of Ordinance No. 347. An ordinance of the Mayor and Council of the City of San Luis, Arizona, amending the San Luis City Code, Chapter 152 Zoning Regulations, §152.061, §152.075, §152.078, §152.090, §152.091, §152.092 relating to minimum lot size for residential lots; repealing any conflicting provisions; and providing for severability. **(John Starkey, Zoning Administrator)**

- A. Approval of Second Reading of Ordinance No. 347 by title only
- B. Approval and adoption of Ordinance No. 347

6. SUMMARY OF CURRENT EVENTS

Events by Mayor, Council Members, City Manager, and/or City Staff pursuant to A.R.S. §38-431.02 (K).

7. CALL TO THE PUBLIC

This is the time for the public to comment. Members of the City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

8. ADJOURNMENT



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

4. A.

Meeting Date: 01/27/2016

Summary

DISBURSEMENTS FROM JANUARY 4, 2016 THROUGH JANUARY 15, 2016

Total Disbursements \$699,946.70

(Six Hundred Ninety-Nine Thousand, Nine Hundred Forty-Six Dollars and Seventy Cents)

Attachments

Disbursements 1/27/2016



City of San Luis

Finance Department

COUNCIL MEETING January 27, 2016 Disbursement Reports from 1/4/2016 to 1/15/2016

<u>Bank Accounts</u>	<u>Check Date</u>	<u>Amounts</u>	<u>Schedule</u>
AP Check Account	1/6/2016	\$91.00	Schedule A
AP Check Account	1/7/2016	\$94,216.22	Schedule B
AP Check Account	1/7/2016	\$263,558.41	Schedule C
AP Check Account	1/7/2016	\$27,740.58	Schedule D
AP Check Account	1/8/2016	\$1,662.28	Schedule E
AP Check Account	1/12/2016	\$1,654.15	Schedule F
Payroll Check Account	1/13/2016	\$228,389.22	Schedule G
AP Check Account	1/14/2016	\$42,076.75	Schedule H
AP Check Account	1/14/2016	\$3,015.50	Schedule I
AP Check Account	1/14/2016	\$3,445.40	Schedule J
AP Check Account	1/14/2016	\$34,097.19	Schedule K
Total Disbursements		\$699,946.70	

Please contact K. St. Louis prior to the meeting if additional information is needed.

Prepared by Maura Gonzalez:

Verified by Finance Director:

For Council approval on: _____

Mayor: _____

Council: _____

RECEIVED

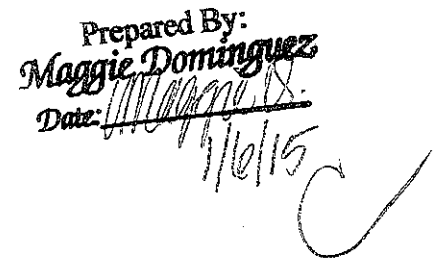
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CITY OF SAN LUIS
OFFICE OF THE CITY CLERK

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/06/2016

Schedule A
Transaction Amount

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/06/2016	73802	Accounts Payable	ROSALES , MATIAS		91.00
		<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>
		ROSALES 010715	01/06/2016	TRAVEL - BTA MEETING		91.00
1BYPAYABLE 1st BY Accounts Payable Totals:				Transactions: 1		\$91.00
Checks:		1		\$91.00		

Prepared By:
Maggie Dominguez
 Date: ~~1/16/15~~
 1/6/15


City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Schedule B

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/07/2016	73803	Accounts Payable	ARIZONA MUNICIPAL RISK RETENTION POOL - WC		86,539.00
		<i>Invoice</i>		<i>Date</i>	<i>Description</i>	<i>Amount</i>
			4TH QTR 2015	12/31/2015	4TH QTR 2015	86,539.00
Check	01/07/2016	73804	Accounts Payable	STANDARD INSURANCE CO.		6,395.32
		<i>Invoice</i>		<i>Date</i>	<i>Description</i>	<i>Amount</i>
			DEC 2015	12/31/2015	LIFE INSURANCE DEC 2015	6,395.32
Check	01/07/2016	73805	Accounts Payable	TORRES, JENNY		91.00
		<i>Invoice</i>		<i>Date</i>	<i>Description</i>	<i>Amount</i>
			TORRES 010715	01/07/2016	TRAVEL - BORDER TRADE ALLIANCE MEETING	91.00
Check	01/07/2016	73806	Accounts Payable	VELEZ, RALPH G		1,190.90
		<i>Invoice</i>		<i>Date</i>	<i>Description</i>	<i>Amount</i>
			2016-00000640	01/07/2016	CONSULTANT EXPENSE PER DIEM FOR R. VELEZ	1,190.90
1BYPAYABLE 1st BY Accounts Payable Totals:				Transactions: 4		\$94,216.22
Checks:		4			\$94,216.22	

Prepared By:
Maggie Dominguez
 Date: *1/7/16*


City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Schedule C
 Transaction Amount

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	01/07/2016	73886	Accounts Payable	YUMA SUN, INC		180.00
	Invoice		Date	Description		Amount
		00078721	12/22/2015	PLANNING AND ZONING SEAT		180.00
Check	01/07/2016	73887	Accounts Payable	YUMA WINNELSON CO.		473.60
	Invoice		Date	Description		Amount
		264450 00	11/17/2015	PURCHASE PARTS TO REPAIR WATER LINE AT POLICE DEPARTMENT		139.07
		266397 00	12/14/2015	LAKIN DR IMPROVEMENTS PROJECT/MATERIAL F/ SEWER CONNECTIONS		305.04
		266397 01	12/16/2015	LAKIN DR IMPROVEMENTS PROJECT/MATERIAL F/ SEWER CONNECTIONS		29.49

1BYPAYABLE 1st BY Accounts Payable Totals: Transactions: 81 \$263,558.41

Checks: 81 \$263,558.41

Prepared By:
Maggie Dominguez
 Date: *1/7/16*
C

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/07/2016	73807	Accounts Payable	AIRGAS-WEST		748.16
	Invoice		Date	Description		Amount
		9046583108	12/17/2015	DISPOSABLE EXAM GLOVES FOR SLFD		748.16
Check	01/07/2016	73808	Accounts Payable	ALBERT HOLLER & ASSOCIATES		2,200.00
	Invoice		Date	Description		Amount
		DECEMBER 2015	12/31/2015	SALES TAX AUDITOR - DECEMBER 2015		2,200.00
Check	01/07/2016	73809	Accounts Payable	ANGEL'S TOWING SERVICE/AUTO SALES		75.00
	Invoice		Date	Description		Amount
		2082	01/03/2016	TOW SERVICES FOR SLPD IMPOUNDED VEHICLES		75.00
Check	01/07/2016	73810	Accounts Payable	ARIZONA BRAKE & CLUTCH SUPPLY		862.01
	Invoice		Date	Description		Amount
		34382	12/08/2015	WW 1680 EE180		320.59
		34796	12/28/2015	WW 1680 EE180		13.93
		34668	12/21/2015	WW 1680 EE180		452.19
		34613	12/17/2015	HWY USER 3580 EE610		23.89
		34715	12/22/2015	WW 1680 EE610		51.41
Check	01/07/2016	73811	Accounts Payable	ARIZONA REFUSE SALES, LLC		5,624.10
	Invoice		Date	Description		Amount
		00029331	12/08/2015	PURCHASE OF AUTOMOTIVE PARTS FOR SOLID WASTE VIN #3796		605.27
		00029396	12/08/2015	PURCHASE OF SIGN FRAME, MOUNT, FRAME AND BODY		3,680.33
		00029485	12/08/2015	PURCHASE OF RAIL, BODY FOR SOLID WASTE DEPT VIN #3796		1,338.50
Check	01/07/2016	73812	Accounts Payable	ARIZONA SOUTHWEST UNIFORMS LLC		48.65
	Invoice		Date	Description		Amount
		15-1216	12/03/2015	POLICE SERVICE STRIPES AND CHEVRONS		48.65
Check	01/07/2016	73813	Accounts Payable	ARIZONA STATE TREASURER		31,552.02
	Invoice		Date	Description		Amount
		2016-00000637	01/07/2016	FUND COLLECTED FOR DECEMBER 2015		31,652.02

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	01/07/2016	73814	Accounts Payable	ARIZONA STATE UNIVERSITY		270.00
	Invoice		Date	Description		Amount
		1712125-87824074	12/01/2015	SEMINAR REGISTRATION FEE - O.JENKINS		270.00
Check	01/07/2016	73815	Accounts Payable	AUTOZONE STORES, INC		280.24
	Invoice		Date	Description		Amount
		2756155134	12/23/2015	PURCHASE OF HOOD LIFT OF HWY USER DEPT VIN#0249		59.18
		2756154630	12/22/2015	PURCHASE OF HEAVY DUTY BATTERY FOR WASTE WATER DEPT PUMP		108.93
		2756153222	12/21/2015	PURCHASE OF HEAVY DUTY BATTERY FOR HWY USER DEPT VIN#0249		112.13
Check	01/07/2016	73816	Accounts Payable	AZ STATE PRISON COMPLEX - YUMA		255.00
	Invoice		Date	Description		Amount
		Y08109-20151225	12/28/2015	INMATE LABOR PROJECT		255.00
Check	01/07/2016	73817	Accounts Payable	AZ STATE PRISON COMPLEX - YUMA		89.00
	Invoice		Date	Description		Amount
		2016-00000634	01/07/2016	INMATE LABOR PROJECT--TRANSPORTATION COSTS		89.00
Check	01/07/2016	73818	Accounts Payable	BILL ALEXANDER FORD		7,252.37
	Invoice		Date	Description		Amount
		CM316341	12/28/2015	CREDIT		(867.30)
		316341	12/17/2015	PURCHASE MOTOR FOR YOUTH VIN #0449		4,254.44
		316618	12/23/2015	PURCHASE OF VARIOUS AUTOPARTS FOR HWY USER DEPT VIN #3654		3,331.34
		316402	12/18/2015	PD 8757 EE180		205.84
		316518	12/21/2015	PARKS 9933 EE180		292.76
		316131	12/11/2015	VW 5806 EE180		35.29
Check	01/07/2016	73819	Accounts Payable	BORDER FITNESS GYM		925.00
	Invoice		Date	Description		Amount
		00012	01/05/2016	DECEMBER MONTHLY SERVICE FEE		925.00
Check	01/07/2016	73820	Accounts Payable	BORDER TRADE ALLIANCE		2,000.00
	Invoice		Date	Description		Amount
		121868-B	12/03/2015	BOYD DUES FOR FY 2013-2014		2,000.00
Check	01/07/2016	73821	Accounts Payable	CATERING BY DESIGN		455.40

City of San Luis
Payment Batch Register

Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice		Date	Description		Amount
		014895	01/07/2016	EMPLOYEE RECOGNITION EVENT 20 EXTRA PLATES		456.40
Check	01/07/2016	73822	Accounts Payable	CEMEX		28,894.80
	Invoice		Date	Description		Amount
		2016-00000635	01/07/2016	FINAL PAYMENT APPLICATION (NO. 5) FOR CDBG #132-15		28,894.80
Check	01/07/2016	73823	Accounts Payable	CEMEX		27,832.50
	Invoice		Date	Description		Amount
		2016-00000636	01/07/2016	PAYMENT APPLICATION NO 4 FOR CDBG #132-15		27,832.50
Check	01/07/2016	73824	Accounts Payable	CITY OF YUMA		28,799.84
	Invoice		Date	Description		Amount
		2016-00000030	10/06/2015	YRCS RADIO FEES		28,799.84
Check	01/07/2016	73825	Accounts Payable	CORE ENGINEERING GROUP, PLLC		1,027.50
	Invoice		Date	Description		Amount
		2447	10/21/2015	TRAFFIC STUDY-4TH AVE/1ST AVE & J. SANCHEZ BLVD		1,027.50
Check	01/07/2016	73826	Accounts Payable	GSC OF YUMA		18.54
	Invoice		Date	Description		Amount
		000496870	12/15/2015	HWY USER 3580 EE610		18.54
Check	01/07/2016	73827	Accounts Payable	D.E. WILLIAMS SHIELDS		4,049.43
	Invoice		Date	Description		Amount
		2009455	12/11/2015	34 SETS OF PASSPORT INSERTS		4,049.43
Check	01/07/2016	73828	Accounts Payable	DESERT DOCUMENT SHREDDERS, LLC		107.00
	Invoice		Date	Description		Amount
		25554	12/22/2015	DOCUMENT DESTRUCTION SERVICES		70.00
		25555	12/22/2015	DOCUMENT SHREDDING SERVICES		37.00
Check	01/07/2016	73829	Accounts Payable	DESERT WATER		24.91
	Invoice		Date	Description		Amount
		1244143	12/17/2015	PROPANE GAS FOR SLFD		24.91
Check	01/07/2016	73830	Accounts Payable	ESPARZA , MARIA		1,950.00

City of San Luis
Payment Batch Register
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 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
			Invoice	Date	Description	Amount
			2016-00000632	12/12/2015	HOLIDAY BANNERS FOR MAIN ST	1,950.00
Check	01/07/2016	73831	Accounts Payable	FDC RESCUE PRODUCTS		18,483.32
			Invoice	Date	Description	Amount
			5951	12/23/2015	VIKING MOTOROLA RADIOS	7,436.78
			5952	12/23/2015	RAPID INTERVENTION TEAM/CREW	6,839.76
			5920	12/07/2015	SIDE SLIDE LIGHTS	4,206.78
Check	01/07/2016	73832	Accounts Payable	FISHER CHEVROLET - PARTS		245.00
			Invoice	Date	Description	Amount
			391608	12/15/2015	PD 2214 EE180	120.54
			391067	12/10/2015	PD 2214 EE180	124.46
Check	01/07/2016	73833	Accounts Payable	FISHER CHRYSLER		254.99
			Invoice	Date	Description	Amount
			365537	12/28/2015	FIRE DEPT 5571 EE180	254.99
Check	01/07/2016	73834	Accounts Payable	FLEET FUELING		65.46
			Invoice	Date	Description	Amount
			43494327	12/31/2015	FUEL FOR POLICE DEPARTMENT FOR THE MONTH OF DECEMBER 2015	65.46
Check	01/07/2016	73835	Accounts Payable	G&T ALARM CO LLC		78.00
			Invoice	Date	Description	Amount
			6558	01/01/2016	QUARTERLY ALARM MONITORING	78.00
Check	01/07/2016	73836	Accounts Payable	GADSDEN ELEMENTARY SCHOOL		600.00
			Invoice	Date	Description	Amount
			2016-00000631	12/14/2015	MARIACHI PERFORMANCE AT 17th ANNUAL RURAL TRANSP SUMMIT	600.00
Check	01/07/2016	73837	Accounts Payable	GALINDO , CLAUDIA		450.00
			Invoice	Date	Description	Amount
			001	01/04/2016	AERIAL PHOTOGRAPHY- MAGRINO INDUSTRIAL PARK	450.00
Check	01/07/2016	73838	Accounts Payable	GREATER YUMA ECONOMIC DEV CORP		3,901.00
			Invoice	Date	Description	Amount

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
		2015-212		12/09/2015	FUNDING FOR BI-NATIONAL PROGRAM	3,901.00
Check	01/07/2016	73839	Accounts Payable	GUERRA , RUTH		400.00
		Invoice		Date	Description	Amount
		111		01/07/2016	TRANSLATING SERVICES FOR COURT - 122815-123115	400.00
Check	01/07/2016	73840	Accounts Payable	IPS GROUP INC		882.10
		Invoice		Date	Description	Amount
		15193		11/30/2015	PARKING METERS MAINTENANCE SERVICE	882.10
Check	01/07/2016	73841	Accounts Payable	LABOR LAW CENTER, INC.		718.80
		Invoice		Date	Description	Amount
		802009		12/21/2015	LABOR LAW POSTERS 2016	718.80
Check	01/07/2016	73842	Accounts Payable	LEGROS , BRIAN SEAN		365.85
		Invoice		Date	Description	Amount
		5135		12/17/2015	UNIFORM HATS FOR SL FFS	365.85
Check	01/07/2016	73843	Accounts Payable	LOGICAL CONCEPTS, INC		1,104.00
		Invoice		Date	Description	Amount
		48181		01/01/2016	WIRELESS SERVICE FOR OMNISITE SYSTEM@LOS OLIVOS & SLHS LS	1,104.00
Check	01/07/2016	73844	Accounts Payable	LOOMIS		1,074.10
		Invoice		Date	Description	Amount
		11723738		11/30/2015	ARMORED CAR SERVICE, FUEL & INSURANCE FEES	1,074.10
Check	01/07/2016	73845	Accounts Payable	LOPEZ , JAVIER		1,924.60
		Invoice		Date	Description	Amount
		15012015		01/06/2016	DECORATION FOR HOSTING 17TH ANNUAL RURAL TRANSP SUMMIT	1,924.60
Check	01/07/2016	73846	Accounts Payable	LUMBARD & ASSOCIATES P.L.L.C.		11,750.00
		Invoice		Date	Description	Amount
		2015-1210		12/21/2015	PROGRESS BILLING No.4 FOR SINGLE AUDIT PERFORMED FOR FYE 6/30/15	4,120.00
		2015-1218		12/30/2015	PROGRESS BILLING No.5 FOR SINGLE AUDIT PERFORMED FOR FYE 6/30/15	7,630.00
Check	01/07/2016	73847	Accounts Payable	MCNEECE BROS. OIL COMPANY, INC		1,728.73
		Invoice		Date	Description	Amount

City of San Luis
Payment Batch Register

Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
		515373		12/22/2015	PURCHASE 15W40 OIL FOR VARIOUS DEPARTMENTS	1,728.73
Check	01/07/2016	73848	Accounts Payable	MGM INTERNET SOLUTIONS, INC		145.00
		Invoice		Date	Description	Amount
		37474		12/01/2015	MONTHLY HOSTING/MAINTENANCE WEBPAGE	100.00
		37688		01/01/2016	MONTHLY HOSTING/MAINTENANCE WEBPAGE	45.00
Check	01/07/2016	73849	Accounts Payable	MIDWEST MOTOR SUPPLY		440.14
		Invoice		Date	Description	Amount
		4600759		12/09/2015	PURCHASE 56PG SUPER PRIM DRILL SET AND HARD-KUT FOR SHOP	440.14
Check	01/07/2016	73850	Accounts Payable	NEBLINA , LEOBARDO		300.00
		Invoice		Date	Description	Amount
		00010009		12/28/2015	MUSIC PERFORMANCE - XMAS PARTY - EXTRA HOUR	300.00
Check	01/07/2016	73851	Accounts Payable	NORTHERN TOOL & EQUIPMENT		602.96
		Invoice		Date	Description	Amount
		34480160		12/21/2015	PURCHASE OF TRAILER ASSIST FOR VARIOUS VEHICLES	602.96
Check	01/07/2016	73852	Accounts Payable	NPG OF YUMA-EL CENTRO LLC		200.00
		Invoice		Date	Description	Amount
		6580		12/28/2015	RE-TARGETING DIGITAL ADVERTISING FOR DEC-JAN FY 15-16	200.00
Check	01/07/2016	73853	Accounts Payable	OFFICE DEPOT		1,299.79
		Invoice		Date	Description	Amount
		811349417001		12/09/2015	OFFICE SUPPLIES FOR PD	22.33
		809987745001		12/09/2015	OFFICE SUPPLIES FOR PD	2.71
		809987558001		12/09/2015	OFFICE SUPPLIES FOR PD	631.84
		809987747001		12/10/2015	OFFICE SUPPLIES FOR PD	26.86
		809987558002		12/10/2015	OFFICE SUPPLIES FOR PD	14.21
		800079708002		12/15/2015	OFFICE SUPPLIES FOR RISK MGMT	90.84
		809954961002		12/10/2015	OFFICE SUPPLIES FOR FINANCE	20.26
		811641136001		12/10/2015	OFFICE SUPPLIES FOR CITY ADMIN	94.23
		811491024001		12/10/2015	OFFICE SUPPLIES FOR HR	245.07
		812828077001		12/16/2015	OFFICE SUPPLIES FOR BUILDN SAFTY	151.44

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	01/07/2016	73854	Accounts Payable	PEP BOYS		604.92
	Invoice		Date	Description		Amount
		06741021172	12/18/2015	PURCHASE OF FULL SIZE ALUMINUM BOX FOR HWY USER DEPT VIN #0495		201.64
		06741021173	12/18/2015	PURCHASE OF FULL SIZE ALUMINUM BOX FOR PARKS DEPT VIN #9336		201.64
		06741021174	12/18/2015	PURCHASE OF FULL SIZE ALUMINUM BOX FOR PARKS DEPT VIN #3031		201.64
Check	01/07/2016	73855	Accounts Payable	PHOENIX UNIFORMS		1,261.75
	Invoice		Date	Description		Amount
		050228	12/15/2015	POLICE BADGES		1,261.75
Check	01/07/2016	73856	Accounts Payable	PICHARDO , RICARDO		2,358.31
	Invoice		Date	Description		Amount
		2189	12/29/2015	GYM EQUIPMENT		1,715.17
		2190	12/29/2015	GYM EQUIPMENT		643.14
Check	01/07/2016	73857	Accounts Payable	PURCELL TIRE CO.		69.95
	Invoice		Date	Description		Amount
		6890880	12/22/2015	COMPUTERIZED ALIGNMENT FOR CITY ATTORNEY VIN# 1515		69.95
Check	01/07/2016	73858	Accounts Payable	QUINONEZ , FRANCISCO		225.00
	Invoice		Date	Description		Amount
		26960	12/23/2015	TOW SERVICES FOR SLPD IMPOUNDED VEHICLES		75.00
		27420	12/29/2015	TOW SERVICES FOR SLPD IMPOUNDED VEHICLES		75.00
		0180	01/04/2015	TOW SERVICES FOR SLPD IMPOUNDED VEHICLES		75.00
Check	01/07/2016	73859	Accounts Payable	R.L. JONES INSURANCE SERVICES INC.		30.00
	Invoice		Date	Description		Amount
		1961	12/04/2015	MEXICO INSURANCE F/ VEHICLE#3640 (DRIVER T. DELAHOYA)		30.00
Check	01/07/2016	73860	Accounts Payable	RAMIREZ ADVISORS INTER-NATIONAL,LLC		4,424.36
	Invoice		Date	Description		Amount
		SL-0815-05	12/15/2015	CONTRACTUAL SERVICES AND TRAVEL EXPENSES FOR BTA NOVEMBER 2015		4,424.36
Check	01/07/2016	73861	Accounts Payable	RAMON MOSQUEDA		254.74
	Invoice		Date	Description		Amount

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
		4961		11/30/2015	UNIFORM HATS EMBROIDERED FOR CITY COUNCIL	254.74
Check	01/07/2016	73862	Accounts Payable	RDO EQUIPMENT CO.		345.25
		Invoice		Date	Description	Amount
		P04112		12/02/2015	PURCHASE PARTS TO REPAIR PARKS #1427 JOHN DEERE	345.25
Check	01/07/2016	73863	Accounts Payable	REAL PURIFIED WATER LLC		80.10
		Invoice		Date	Description	Amount
		11418		12/02/2015	SLFD DRINKING WATER FROM DECEMBER	4.50
		11457		12/03/2015	SLFD DRINKING WATER FROM DECEMBER	15.60
		11524		12/14/2015	SLFD DRINKING WATER FROM DECEMBER	24.00
		11592		12/17/2015	SLFD DRINKING WATER FROM DECEMBER	4.50
		11743		12/23/2015	SLFD DRINKING WATER FROM DECEMBER	15.00
		11953		12/29/2015	SLFD DRINKING WATER FROM DECEMBER	4.50
		11840		12/30/2015	SLFD DRINKING WATER FROM DECEMBER	12.00
Check	01/07/2016	73864	Accounts Payable	REDBURN TIRE COMPANY		143.54
		Invoice		Date	Description	Amount
		11016582		12/10/2015	PURCHASE OF TIRES FOR HIGHWAY USER DEPT VIN #8772	143.54
Check	01/07/2016	73865	Accounts Payable	SAHRA		20.00
		Invoice		Date	Description	Amount
		1088		12/31/2015	SAHRA MEETING	20.00
Check	01/07/2016	73866	Accounts Payable	SAM'S CLUB		154.96
		Invoice		Date	Description	Amount
		005490		12/08/2015	PURCHASE COFFEE, CUPS, FORKS,SPOONS,PLATES-FLEET & FACILITIES	154.96
Check	01/07/2016	73867	Accounts Payable	SAN LUIS AZ NEWS		832.00
		Invoice		Date	Description	Amount
		5793		12/18/2015	HALF PG COLOR AD FOR THE HOLIDAYS	468.00
		5794		12/18/2015	1/4 PG COLOR AD FOR DEVELOPMENT SERVICES	364.00
Check	01/07/2016	73868	Accounts Payable	SIGN MASTERS		232.32
		Invoice		Date	Description	Amount
		39280		12/22/2015	PURCHASE OF VARIOUS LETTERING AND LOGOS FOR HWY USER VIN#5320	149.93

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
		39279		12/22/2015	PURCHASE OF VARIOUS LETTERING AND LOGOS FOR WASTEWATER VIN#5321	82.39
Check	01/07/2016	73869	Accounts Payable	SMITH, RALPH E. SR.		14,940.00
	Invoice		Date	Description		Amount
		23676		12/28/2015	SOC MONITORING IS A REQUIREMENT	14,940.00
Check	01/07/2016	73870	Accounts Payable	SOUTH YUMA COUNTY LANDFILL		12,920.25
	Invoice		Date	Description		Amount
		7693		12/15/2015	LANDFILL FEES FROM 12/01/15-12/15/15	12,920.25
Check	01/07/2016	73871	Accounts Payable	STANDARD PRINTING COMPANY, INC		1,222.87
	Invoice		Date	Description		Amount
		244938		12/04/2015	OUTSOURCE FOR PRINTING/PREPARING MONTH BILL	1,222.87
Check	01/07/2016	73872	Accounts Payable	TACOS EL CHIPILON, LLC		1,051.76
	Invoice		Date	Description		Amount
		126		12/22/2015	CATERING SERVICES FOR 17TH ANNUAL RURAL TRANSP SUMMIT	1,051.76
Check	01/07/2016	73873	Accounts Payable	THOMSON WEST PUBLISHING CO.		270.69
	Invoice		Date	Description		Amount
		6104447743		11/12/2015	AZ CIVIL PRACTICE LAW/RULES PAMPHLET	270.69
Check	01/07/2016	73874	Accounts Payable	TIME WARNER CABLE		64.81
	Invoice		Date	Description		Amount
		2016-00000633		01/07/2016	MONTHLY SERVICE 12/30/15 TO 01/29/2016	64.81
Check	01/07/2016	73875	Accounts Payable	US POST MASTER		2,489.21
	Invoice		Date	Description		Amount
		121767		12/04/2015	MONTHLY POSTAGE FOR UTILITY BILL	2,489.21
Check	01/07/2016	73876	Accounts Payable	VALLEY SAND & GRAVEL		1,216.52
	Invoice		Date	Description		Amount
		97763		12/14/2015	DECORATIVE ROCK FOR WS#7 MANGANESE REMOVAL SYSTEM PROJECT	1,216.52
Check	01/07/2016	73877	Accounts Payable	VERIZON WIRELESS MESSAGING SVC		7,581.71
	Invoice		Date	Description		Amount

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
		9757693912		12/22/2015	MONTHLY STATEMENT CHARGES FOR ACC#865746092-00001 CELL	4,006.84
		9757496498		12/19/2015	MONTHLY STATEMENT CHARGES FOR ACC#77177273-00001 DATA	2,134.47
		9757728621		12/23/2015	MONTHLY STATEMENT CHARGES FOR ACC#342064499-00001 MDC	1,440.40
Check	01/07/2016	73878	Accounts Payable	WATERS & COMPANY INC		7,050.00
		Invoice		Date	Description	Amount
		012117.100-3		12/22/2015	CHIEF OF PD RECRUITMENT SERVICES	7,050.00
Check	01/07/2016	73879	Accounts Payable	WESTERN SUN SYSTEMS, INC		300.00
		Invoice		Date	Description	Amount
		29925		12/03/2015	ANNUAL FIRE ALARM MONITORING SERVICE	300.00
Check	01/07/2016	73880	Accounts Payable	YOUNG PEST CONTROL LLC		510.00
		Invoice		Date	Description	Amount
		2016-00000630		12/29/2015	PEST CONTROL SERVICES FOR VARIOUS DEPARTMENTS	510.00
Check	01/07/2016	73881	Accounts Payable	YUMA COUNTY ADULT DETENTION CENTER		50.00
		Invoice		Date	Description	Amount
		2016-00000638		01/07/2016	INCARCERATION FEES COLLECTED FOR DECEMBER 2015	50.00
Check	01/07/2016	73882	Accounts Payable	YUMA COUNTY HUMANE SOCIETY		7,549.00
		Invoice		Date	Description	Amount
		NOVEMBER 2015		12/10/2015	KENNELING SERVICES - NOVEMBER 2015	7,549.00
Check	01/07/2016	73883	Accounts Payable	YUMA COUNTY TREASURER		183.16
		Invoice		Date	Description	Amount
		2016-00000639		01/07/2016	FUND COLLECTED FOR DECEMBER 2015	183.16
Check	01/07/2016	73884	Accounts Payable	YUMA HEALTH CARE SERVICES, INC		269.78
		Invoice		Date	Description	Amount
		57138		01/06/2015	OXYGEN TANK REFILLS FOR SLFD	269.78
Check	01/07/2016	73885	Accounts Payable	YUMA PRINTING & GRAPHIC DEPT.		1,741.54
		Invoice		Date	Description	Amount
		8135		12/30/2015	SECURITY FLIP/SEAL ENVELOPES AND CHECKS FOR PAYROLL/AP	1,741.54

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Schedule D

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	01/07/2016	73896	Accounts Payable	HERNANDEZ , SAMUEL		100.00
	Invoice		Date	Description		Amount
		HERNANDEZ 010715	01/07/2016	REIMBURSEMENT - STEEL TOE BOOTS		100.00
Check	01/07/2016	73897	Accounts Payable	MASSMUTUAL FINANCIAL GROUP		60.00
	Invoice		Date	Description		Amount
		2840456	01/07/2016	INSURANCE FOR DECEMBER 2015		60.00
Check	01/07/2016	73898	Accounts Payable	MORENO , ANDREA		108.00
	Invoice		Date	Description		Amount
		MORENO 011116	01/07/2016	TRAVEL - CERTIFIED PUBLIC MANAGER PRGM		108.00
Check	01/07/2016	73899	Accounts Payable	PRIETO , RAFAEL		31.89
	Invoice		Date	Description		Amount
		2016-00000644	01/07/2016	REIMBURSEMENT - UTILITY ACCOUNT; UNCLAIMED PROPERTY		31.89
Check	01/07/2016	73900	Accounts Payable	SAN LUIS SPEAR POINT SOLAR I, LLC		17,211.15
	Invoice		Date	Description		Amount
		000381	12/31/2015	SOLAR POWER DELIVERED - DECEMBER 2015		17,211.15
Check	01/07/2016	73901	Accounts Payable	VISION SERVICE PLAN OF ARIZONA		6,967.84
	Invoice		Date	Description		Amount
		JANUARY 2016	01/07/2016	INSURANCE FOR JANUARY 2016		3,517.52
		DECEMBER 2015	01/07/2016	INSURANCE FOR DECEMBER 2015		3,450.32
1BYPAYABLE 1st BY Accounts Payable Totals:				Transactions: 14		\$27,740.58

Checks: 14 \$27,740.58

Prepared By:
Maggie Dominguez
 Date: *1/7/16*

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/07/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/07/2016	73888	Accounts Payable	AMERICAN HERITAGE LIFE INSURANCE COMPANY		48.40
	Invoice		Date	Description		Amount
		010715	01/07/2016	INSURANCE FOR JANUARY 2016		24.20
		01072015	01/07/2016	INSURANCE FOR DECEMBER 2015		24.20
Check	01/07/2016	73889	Accounts Payable	ARIZONA PUBLIC SERVICE		161.30
	Invoice		Date	Description		Amount
		719801282 DEC15	01/07/2016	ELECTRICITY - BORDER FRIENDSHIP LIGHTS		161.30
Check	01/07/2016	73890	Accounts Payable	AZ DEPT OF ADMINISTRATION		1,000.00
	Invoice		Date	Description		Amount
		GAO2013-023-16	12/11/2015	OPEN BOOKS ANNUAL RENEWAL FEE 2016		1,000.00
Check	01/07/2016	73891	Accounts Payable	CATERING BY DESIGN		978.00
	Invoice		Date	Description		Amount
		2016-00000643	01/07/2016	CATERING FOR CULTURAL CENTER CLASSES END OF COURSE 2015		978.00
Check	01/07/2016	73892	Accounts Payable	DUENAS , DEREK		369.00
	Invoice		Date	Description		Amount
		DUENAS 011016	01/07/2016	TRAVEL - MCSA 411 HANDS ON TRAINING		369.00
Check	01/07/2016	73893	Accounts Payable	FIGUEROA, VICTOR		268.00
	Invoice		Date	Description		Amount
		FIGUEROA 011016	01/07/2016	TRAVEL - AZ LEADERSHIP PROGRAM 17		268.00
Check	01/07/2016	73894	Accounts Payable	GARCIA-BONILLA, ELIZABETH		216.00
	Invoice		Date	Description		Amount
		GB 010415	01/07/2016	TRAVEL - CERTIFIED PUBLIC MANAGER PRGM		108.00
		GB 011115	01/07/2016	TRAVEL - CERTIFIED PUBLIC MANAGER PRGM		108.00
Check	01/07/2016	73895	Accounts Payable	HEREDIA , OMAR		221.00
	Invoice		Date	Description		Amount
		HEREDIA 010915	01/07/2016	TRAVEL - ATD TRAIN THE TRAINER CERTIFICATE		221.00

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/08/2016

Schedule E

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/08/2016	73902	Accounts Payable	ARIZONA BRAKE & CLUTCH SUPPLY		1,662.28
		<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>
		33203	10/01/2015	PURCHASE OF KIT EGR IS SERIRD TO REPAIR FIRE VIN #3237		1,557.04
		33849	11/11/2015	HWY USER 3580 EE180		57.89
		33980	11/18/2015	HWY USER 3580 EE180		20.32
		33650	10/30/2015	SW 9937 EE180		27.03
1BYPAYABLE 1st BY Accounts Payable Totals:				Transactions: 1		\$1,662.28
Checks:		1		\$1,662.28		

Prepared By:
Maggie Dominguez
 Date: *1/11/2016*
1/8/16

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/12/2016

Schedule F

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/12/2016	73903	Accounts Payable	CENTURYLINK		66.81
		<u>Invoice</u>		<u>Date</u>	<u>Description</u>	<u>Amount</u>
		1359686481		01/11/2016	LONG DISTANCE PHONE SERVICE - NOVEMBER 2015	66.81
Check	01/12/2016	73904	Accounts Payable	YUMA OFFICE EQUIPMENT		1,587.34
		<u>Invoice</u>		<u>Date</u>	<u>Description</u>	<u>Amount</u>
		2016-00000645		01/11/2016	CONTRCT: 768, 769, 1046, 1162, 1104, 1103,1347,1105	1,587.34
1BYPAYABLE 1st BY Accounts Payable Totals:				Transactions: 2		\$1,654.15

Checks: 2 \$1,654.15

Prepared By:
Maggie Dominguez
 Date: *Maggie*
 1/12/16



Pay Day Register Report

Pay Date Range 12/26/15 - 01/08/16

Pay Batch 201601

Schedule G

U.S. MEX DENTAL - EE &	99.25	.00	NORTH ISLAND CREDIT UNION	772.35
UNITED WAY	33.00	.00	Sunbank	573.73
US & MEX DENTAL= FAMILY	644.28	.00	THE FOOTHILLS BANK	1,626.61
US & MEX HEALTH = C	5,761.73	.00	WASHINGTON FEDERAL	1,732.40
US & MEX HEALTH = FAMILY	3,224.40	.00	Wells Fargo	47,375.36
US & MEX HEALTH = SP	1,405.30	.00	Total	<u>\$204,566.19</u>
VSP - VISION FAMILY	596.70	.00	Check	\$23,823.03
Net	<u>\$228,389.22</u> ✓			

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/14/2016

Schedule H

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
		CS 011316		01/12/2016	CS 01132016	2,890.32
Check	01/14/2016	73914	Accounts Payable	UNITED WAY OF YUMA COUNTY INC.		33.00
		Invoice		Date	Description	Amount
		2016-00000650		01/12/2016	705 - UNITED WAY	33.00
Check	01/14/2016	73915	Accounts Payable	UNITED YUMA FIRE FIGHTERS-IAFF		599.50
		Invoice		Date	Description	Amount
		2016-00000651		01/12/2016	543 - IAFF - FIRE DEPT	599.50
Check	01/14/2016	73916	Accounts Payable	ZIONS FIRST NATIONAL BANK		85.00
		Invoice		Date	Description	Amount
		2016-00000652		01/12/2016	533 - GARNISHMENT	85.00
1BYPAYABLE 1st BY Accounts Payable Totals:					Transactions: 12	\$42,076.75
Checks:		12			\$42,076.75	

Prepared By:
Maggie Dominguez
Date: *1/14/16*

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/14/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/14/2016	73905	Accounts Payable	ARIZONA DEPARTMENT OF REVENUE		189.67
	Invoice		Date	Description		Amount
		RP 011316	01/12/2016	RP 011316		189.67
Check	01/14/2016	73906	Accounts Payable	CALIFORNIA STATE DISBURSEMENT UNIT		164.31
	Invoice		Date	Description		Amount
		2016-00000647	01/12/2016	532 - GARNISHMENT - CHILD SUPPORT		164.31
Check	01/14/2016	73907	Accounts Payable	FOP/ALC		296.00
	Invoice		Date	Description		Amount
		2016-00000648	01/12/2016	714 - FOP/ALC		296.00
Check	01/14/2016	73908	Accounts Payable	INTERNAL REVENUE SERVICE		50.00
	Invoice		Date	Description		Amount
		RP 01132016	01/12/2016	RP 011316		50.00
Check	01/14/2016	73909	Accounts Payable	PUBLIC SAFETY PERSONNEL RET SY		947.89
	Invoice		Date	Description		Amount
		alt psprs 011316	01/12/2016	alt psprs 01132016		947.89
Check	01/14/2016	73910	Accounts Payable	PUBLIC SAFETY PERSONNEL RET SY		31,037.16
	Invoice		Date	Description		Amount
		psprs 01152016	01/12/2016	psprs 01152016		31,037.16
Check	01/14/2016	73911	Accounts Payable	PUBLIC SAFETY PERSONNEL RET SY		5,438.90
	Invoice		Date	Description		Amount
		PSPRS SOM010116	01/12/2016	PSPRS SOM 010116		5,438.90
Check	01/14/2016	73912	Accounts Payable	SAN LUIS POLICE OFFICERS ASSOC		345.00
	Invoice		Date	Description		Amount
		2016-00000649	01/12/2016	539 - ASK COPS - SLPD		345.00
Check	01/14/2016	73913	Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE		2,890.32
	Invoice		Date	Description		Amount

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/14/2016

Schedule I

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice		Date	Description		Amount
		RAMOS 011616	01/11/2016	TRAVEL - FIRE DEPARTMENT DONATION EVENT		108.00
Check	01/14/2016	73936	Accounts Payable	ROJAS, MANUEL		108.00
	Invoice		Date	Description		Amount
		ROJAS 011915	01/11/2016	TRAVEL - MLI ALIGNING PERFORMANCE MEASUREMENT		108.00
Check	01/14/2016	73937	Accounts Payable	ROSALES, MATIAS		108.00
	Invoice		Date	Description		Amount
		ROSALES 011616	01/11/2016	TRAVEL - FIRE DEPARTMENT DONATION EVENT		108.00
Check	01/14/2016	73938	Accounts Payable	RUIZ, JAIME		100.00
	Invoice		Date	Description		Amount
		RUIZ 011416	01/11/2016	REIMBURSEMENT - STEEL TOE BOOTS		100.00
Check	01/14/2016	73939	Accounts Payable	SANCHEZ, GERARDO		108.00
	Invoice		Date	Description		Amount
		SANCHEZ0111616	01/11/2016	TRAVEL - FIRE DEPARTMENT DONATION EVENT		108.00
Check	01/14/2016	73940	Accounts Payable	SAUCEDA, JOEL		118.00
	Invoice		Date	Description		Amount
		SAUCEDA 011916	01/11/2016	TRAVEL - INTOXILYZER 8000 QAS		118.00
1BYPAYABLE 1st BY Accounts Payable Totals:					Transactions: 24	\$3,015.50

Checks: 24 \$3,015.50

Prepared By:
Maggie Dominguez
 Date: *1/14/16*

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/14/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/14/2016	73917	Accounts Payable	BUCHANAN, MARIO		108.00
	Invoice		Date	Description		Amount
		BUCHANAN011616	01/11/2016	TRAVEL - FIRE DEPARTMENT DONATION EVENT		108.00
Check	01/14/2016	73918	Accounts Payable	CIFUENTES, ANGELICA		91.00
	Invoice		Date	Description		Amount
		CIFUENTES 012016	01/11/2016	TRAVEL - GFOAz & AMCA TRAINING		91.00
Check	01/14/2016	73919	Accounts Payable	CORNELIO, SONIA		91.00
	Invoice		Date	Description		Amount
		CORNELIO 012016	01/11/2016	TRAVEL - GFOAz & AMCA TRAINING		91.00
Check	01/14/2016	73920	Accounts Payable	DE LA HOYA, TADEO		108.00
	Invoice		Date	Description		Amount
		DELAHOYA011616	01/11/2016	TRAVEL - FIRE DEPARTMENT DONATION EVENT		108.00
Check	01/14/2016	73921	Accounts Payable	DUENAS, YOLANDA		108.00
	Invoice		Date	Description		Amount
		DUENAS 011916	01/11/2016	TRAVEL - MLI ALIGNING PERFORMANCE MEASUREMENT		108.00
Check	01/14/2016	73922	Accounts Payable	FIGUEROA, VICTOR		59.00
	Invoice		Date	Description		Amount
		FIGUEROA 011916	01/11/2016	TRAVEL - FFY 16 AZDOHS GRANT INFORMATION SEMINAR		59.00
Check	01/14/2016	73923	Accounts Payable	GATEWAY COMMUNITY COLLEGE		87.00
	Invoice		Date	Description		Amount
		2016-00000656	01/14/2016	ADEQ OPERATOR CERTIFICATION EXAM FEE-EE#801 S.HERNANDEZ		87.00
Check	01/14/2016	73924	Accounts Payable	GATEWAY COMMUNITY COLLEGE		87.00
	Invoice		Date	Description		Amount
		2016-00000655	01/14/2016	ADEQ OPERATOR CERTIFICATION EXAM FEE/EE#833 M. HERRERA		87.00
Check	01/14/2016	73925	Accounts Payable	GONZALEZ, BENITO		100.00
	Invoice		Date	Description		Amount
		GONZALEZ011416	01/11/2016	REIMBURSEMENT - STEEL TOE BOOTS		100.00

City of San Luis
Payment Batch Register

Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/14/2016

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	01/14/2016	73926	Accounts Payable	GREEN D. HENRY		260.00
	Invoice		Date	Description		Amount
		2016-00000657	01/14/2016	PSRS REIMBURSEMENT		260.00
Check	01/14/2016	73927	Accounts Payable	GUERRA , RUTH		500.00
	Invoice		Date	Description		Amount
		112	01/08/2016	TRANSLATING SERVICES FOR COURT - 010416-010816		500.00
Check	01/14/2016	73928	Accounts Payable	GUTIERREZ, GERALDINE		108.00
	Invoice		Date	Description		Amount
		GUTIERREZ011616	01/11/2016	TRAVEL - FIRE DEPARTMENT DONATION EVENT		108.00
Check	01/14/2016	73929	Accounts Payable	JENKINS, OLIVIA		108.00
	Invoice		Date	Description		Amount
		JENKINS 011916	01/11/2016	TRAVEL - MLI ALIGNING PERFORMANCE MEASUREMENT		108.00
Check	01/14/2016	73930	Accounts Payable	LEGROS , BRIAN SEAN		87.50
	Invoice		Date	Description		Amount
		5029	08/20/2015	EMBROIDERY ON UNIFORMS FOR FIRE STAFF		87.50
Check	01/14/2016	73931	Accounts Payable	LOPEZ, ENRIQUE		146.00
	Invoice		Date	Description		Amount
		LOPEZ 011216	01/11/2016	TRAVEL - 2016 ANNUAL AZ AMBULANCE ASSOCIATION		146.00
Check	01/14/2016	73932	Accounts Payable	LOPEZ, MELISSA		91.00
	Invoice		Date	Description		Amount
		LOPEZ 012016	01/11/2016	TRAVEL - GFOAz & AMCA TRAINING		91.00
Check	01/14/2016	73933	Accounts Payable	MORENO , ANDREA		108.00
	Invoice		Date	Description		Amount
		MORENO 010416	01/11/2016	TRAVEL - CERTIFIED PUBLIC MANAGER PRGM		108.00
Check	01/14/2016	73934	Accounts Payable	RAMIREZ , ALEJANDRO		118.00
	Invoice		Date	Description		Amount
		RAMIREZ 011916	01/11/2016	TRAVEL - INTOXILYZER 8000 QAS		118.00
Check	01/14/2016	73935	Accounts Payable	RAMOS , MARIA CECILIA		108.00

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/14/2016

Schedule J

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable						
Check	01/14/2016	73941	Accounts Payable	GOMEZ , SOLEDAD		245.40
		<u>Invoice</u>		<u>Date</u>	<u>Description</u>	<u>Amount</u>
		TR201501970		01/14/2016	BOND REFUND	245.40
Check	01/14/2016	73942	Accounts Payable	MACHADO MADRID , FRANCISCO ROGELIO		3,200.00
		<u>Invoice</u>		<u>Date</u>	<u>Description</u>	<u>Amount</u>
		005239		12/17/2015	RENTED A CONCERT SOUND SYSTEM FOR BAND PERFORMANCE FOR XMAS FEST	3,200.00
1BYPAYABLE 1st BY Accounts Payable Totals:				Transactions: 2		\$3,445.40
Checks:		2		\$3,445.40		

Prepared By:
Maggie Dominguez
 Date: *1/14/16*

City of San Luis
Payment Batch Register
 Bank Account: 1BYPAYABLE - 1st BY Accounts Payable
 Batch Date: 01/14/2016

Schedule K
Transaction Amount

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount	
Bank Account: 1BYPAYABLE - 1st BY Accounts Payable							
Check	01/14/2016	73943	Accounts Payable	ARIZONA DEPARTMENT OF REVENUE / TPT		30,591.97	
		<i>invoice</i>		<i>Date</i>	<i>Description</i>	<i>Amount</i>	
				DECEMBER 2015	01/14/2016	SALES TAX - DECEMBER 2015	30,591.97
Check	01/14/2016	73944	Accounts Payable	PITNEY BOWES CREDIT CORP		505.22	
		<i>Invoice</i>		<i>Date</i>	<i>Description</i>	<i>Amount</i>	
				0799056-DEC15	12/13/2015	CITY ADMIN MAILING SYSTEM	406.87
				9432825-DC15	12/13/2015	MAILING SYSTEM FOR COURT - DEC 2015	98.35
Check	01/14/2016	73945	Accounts Payable	US BANK		3,000.00	
		<i>Invoice</i>		<i>Date</i>	<i>Description</i>	<i>Amount</i>	
				4143740	11/25/2015	AZ SENIOR LIEN WATER & WASTEWATER UTILITY REVENUE OBLIGATIONS	1,000.00
				4143982	11/25/2015	AZ PLEDGED EXCISE TAX REVENUE REFUNDING OBLIGATION SERIES 2014AB	2,000.00

1BYPAYABLE 1st BY Accounts Payable Totals: Transactions: 3 \$34,097.19

Checks: 3 \$34,097.19

Prepared By:
Maggie Dominguez
 Date: *1/14/16*



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

5. A.

Meeting Date: 01/27/2016

Department Head: John Starkey, Building Safety Director, Planning & Zoning/Building Safety

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning/Building Safety

Action Requested: Motion
Public Hearing

ITEM:

Public Hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2015-0574, a request by Nicholas Ramos on behalf of Estanislao Escobosa, property owner, for approval of a Conditional Use Permit to allow a religious institution on property located on the southeast corner of Avenue F and Aracely Street, San Luis, AZ. **(John Starkey, Zoning Administrator)**

- A. Open Public Hearing
- B. Close Public Hearing
- C. Action on Conditional Use Permit Case No. 2015-0574

SUMMARY:

The applicant is requesting a Conditional Use Permit to allow San Luis Kingdom Hall of Jehovah's Witnesses, a religious institution, to establish in a Medium-High Density Residential Zoning District (R-2), Assessor's Parcel No. 227-10-008. The Conditional Use Permit is required as per Section 6.1-C.3 of the City of San Luis Zoning Ordinance.

A Conditional Use Permit was approved to allow a religious institution on this property back in October 2013. After the approval, the applicant put the project on hold. Since the applicant did not request a building permit and did not start construction, the Conditional Use Permit expired after one year.

The applicant made design changes to the building after their original Conditional Use Permit. Now the applicant is ready to build. Since the Conditional Use Permit was expired they had to resubmit the application and go through the process again.

ANALYSIS:

The surrounding area is occupied by the Bienestar 9A and 9B Subdivisions. The surrounding subdivisions are zoned as R-2 (Medium-High Density Residential). There are some commercial lots at the intersection of Avenue F and County 24th Street and at the intersection of Avenue F and County 23 1/2 Street.

This project is proposed to be developed in an area of 1.19 acres part of the 2.83 acres lot. There is no immediate plan for the remainder of the parcel.

Access to the property will be provided with one driveway each on Avenue F and on Aracely Street. This will be sufficient to provide emergency access as well as provide a functional traffic pattern on the property. The landscaping plan for the project is attached in order to illustrate the planned layout and parking lot. As required, water retention will be provided on-site and will be provided in conjunction with

the required landscaped setbacks.

The proposed building is approximately 4,600 square feet. and it is planned to have a main assembly room / auditorium with fixed seating, two meeting rooms, a conference room, coat room, utility room, three restrooms and the lobby. The requirement for parking spaces is 1 per every 5 fixed seats of the main assembly and 1 space per every 300 square feet of gross floor area for class rooms and other buildings. The parking lot contains 42 spaces (including 4 handicapped spaces) which meets the amount of parking spaces required.

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on January 5, 2016 at City Hall Council Chambers at 6 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express comments. There were no members of the public present.

PLANNING AND ZONING COMMISSION MEETING:

The Planning and Zoning Commission held a public hearing on January 12, 2016. There were no members of the public present. After discussion of the item the Commission recommended approval of this request as presented by staff.

GENERAL PLAN:

This area is designated as "Neighborhood" in the City of San Luis 2020 General Plan. The Neighborhood Land Use designation includes all types of residential development, master planned communities, neighborhood and community scale commercial development and professional offices. The property is zoned as R-2 (Medium-High Density Residential) which is one of the appropriate zoning districts in the "Neighborhood" category.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various City and outside agencies. We have received only one comment from the City of San Luis Fire Department (12-14-15).

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (38 letters). The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

The applicant has provided the information and materials necessary for review of the Conditional Use Permit.

The Conditional Use Permit is to allow a religious institution on property located at the southeast corner of Avenue F and Aracely Street. It will still be required to comply with all applicable regulations adopted by the City.

Staff recommends approval of Conditional Use Permit Case No. 2015-0574.

The reason for approval is that the request meets the criteria of the City of San Luis Zoning Ordinance and it is consistent with the City of San Luis 2020 General Plan.

RECOMMENDATION / SUGGESTED MOTION:

A. I MOVE TO OPEN PUBLIC HEARING.

B. I MOVE TO CLOSE PUBLIC HEARING.

C. I MOVE TO APPROVE CONDITIONAL USE PERMIT CASE NO. 2015-0574 AS RECOMMENDED BY STAFF.

Supporting information not attached to the Agenda Item Review Form:

Supporting information is attached to this Agenda Item Review Form.

Document to be Recorded?: No

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A

CITY/STATE/FEDERAL FUNDS: N/A

TOTAL: N/A

BUDGETED: N/A

AVAILABLE TO TRANSFER: N/A

ACCOUNT #/REMAINING BALANCE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

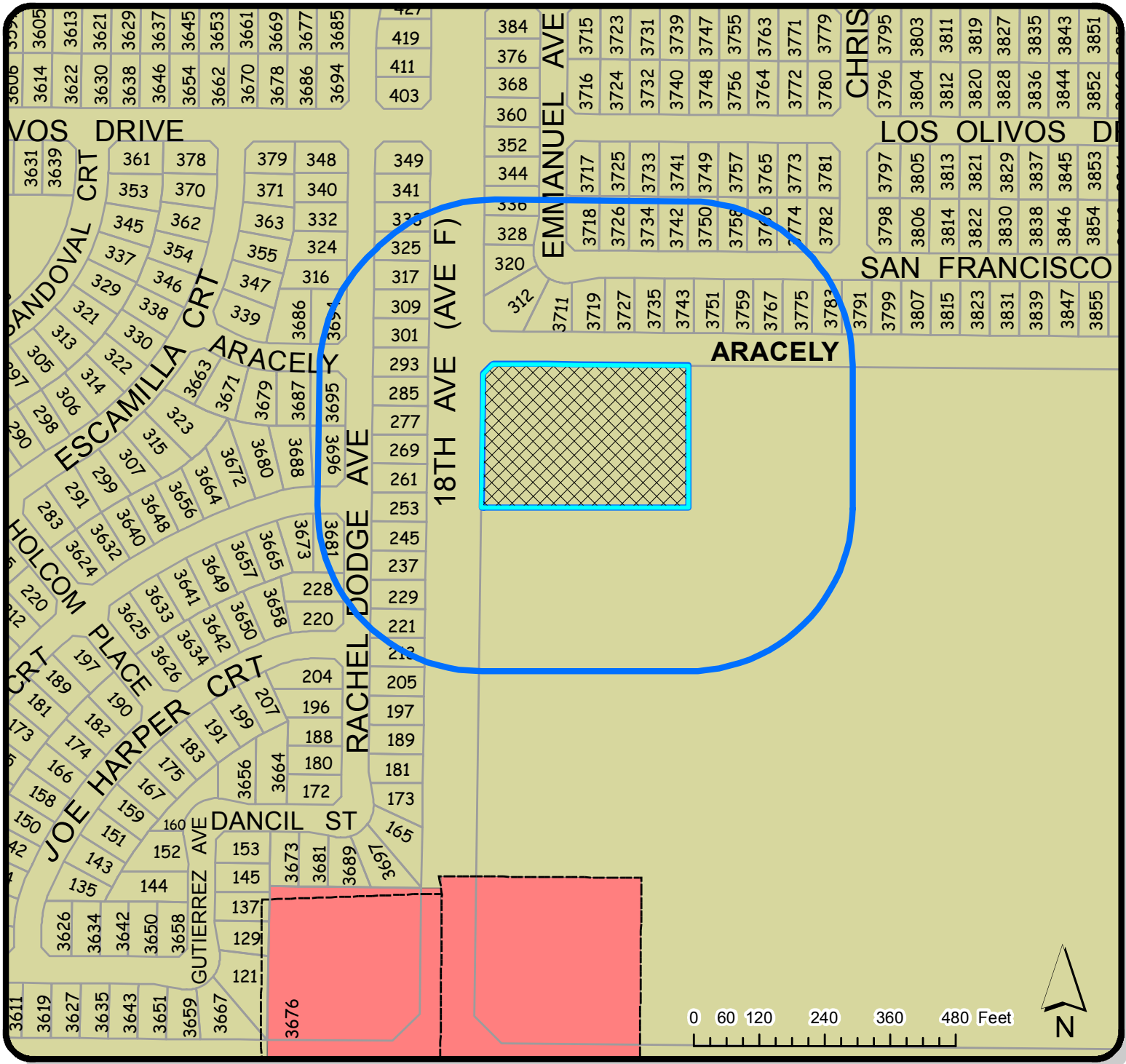
Location Map

Picture of Location

Site Plan/Floor Plan

Letter of Request

City of San Luis Fire Department Comments (12-14-15)



PROPOSED LOCATION

SE Corner of Avenue F and Aracely Street
PID No. 227-10-008



300ft Buffer

Location Map **CONDITIONAL USE PERMIT**

Legend

MULTIPLE RESIDENCE ZONING DISTRICTS

R2

COMMERCIAL ZONING DISTRICTS

C2

Date:

12/8/2015

Checked By:

JG



GIS DIVISION

Prepared By:

IG

APPROVED BY:

JS

Case No.

2015-0574

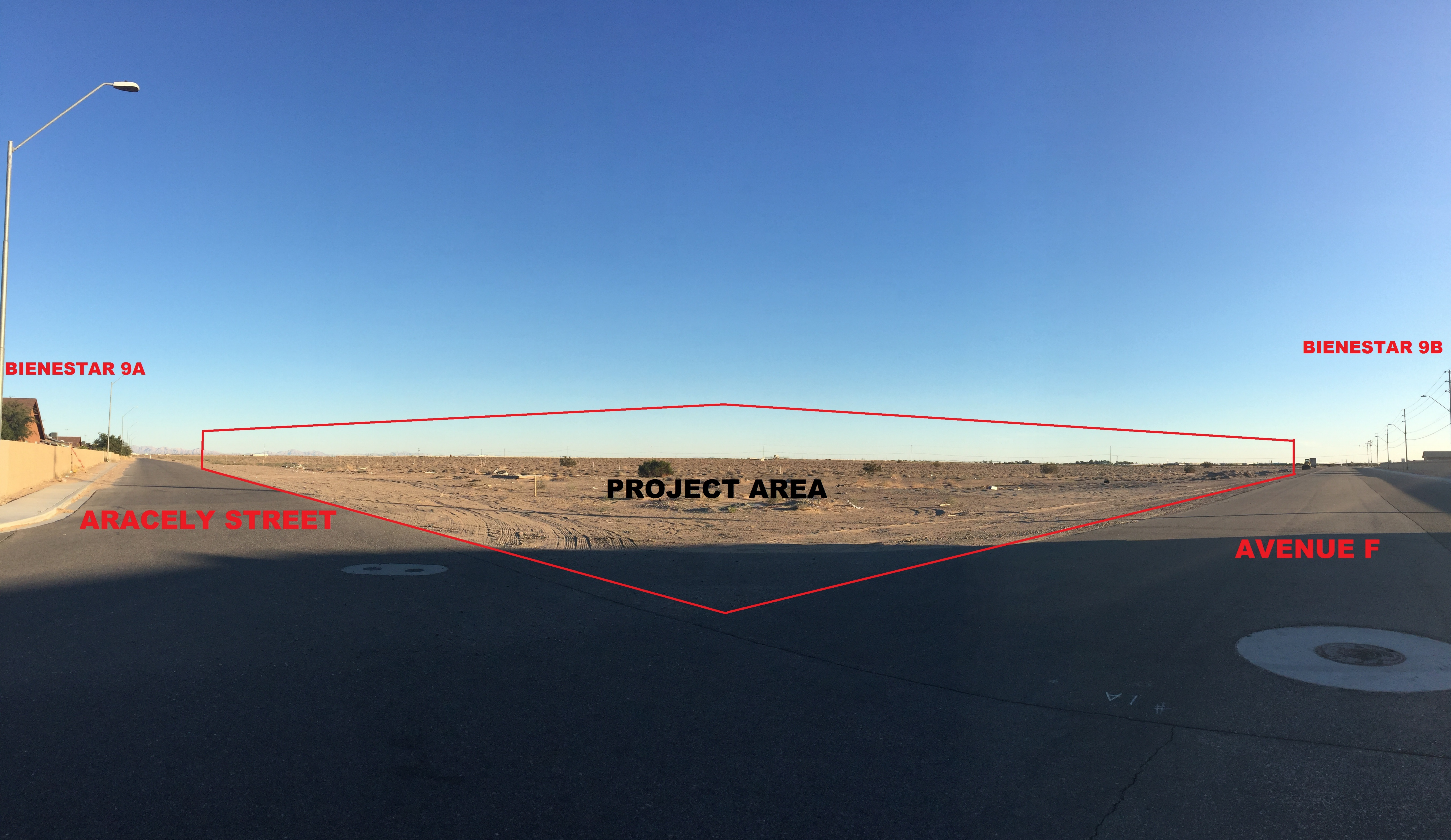
BIENESTAR 9A

BIENESTAR 9B

PROJECT AREA

ARACELY STREET

AVENUE F





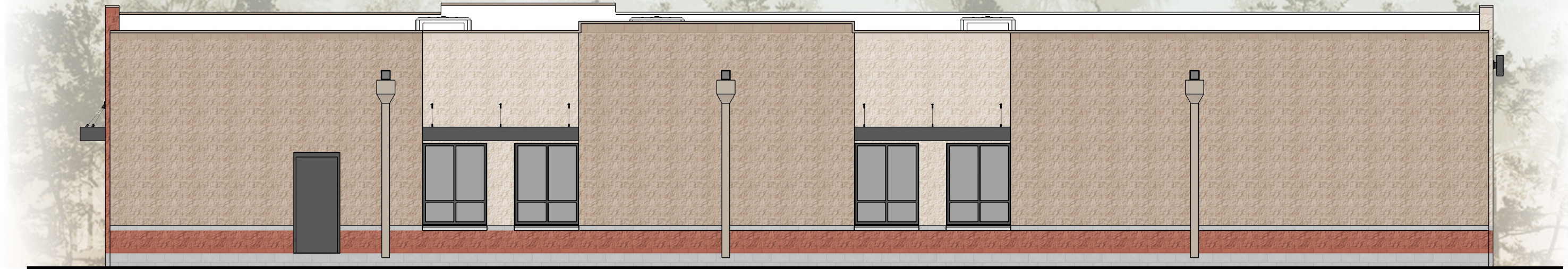


South



East

Medium Kingdom Hall



North



West

Medium Kingdom Hall

East Spanish Congregation of Jehovah's Witnesses, San Luis Arizona

18400 Hwy 95, Gadsden Arizona 85336

Date: 2015.11.27

To: Governing Municipality, City of San Luis

RE: Conditional Use Permit – Narrative

To Whom It May Concern,

Local Jehovah Witnesses are planning to build a center for Bible education and worship in the City of San Luis that will be known in the local community as a Kingdom Hall.

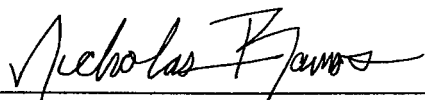
These structures are a gathering place for local Jehovah's Witnesses and the public. Generally, most Kingdom Halls house about 3 or 4 congregations averaging about 120 people in a congregation. Each congregation meets twice a week. One meeting will be on a weekday evening and another during the weekend. Each meeting is approximately 1 hour and 45 minutes in duration.

As The City may be well aware, this project was previously approved in October, 2013 by the City of San Luis. However, before the local congregation could finish the permitting process, the project had to come to a hold. An effort was being made to make the building more inviting and improve the learning environment of the facility. We hope these elements are evident in our new design. Now that these design changes are complete, the local congregations are ready to build once more.

Building a Kingdom Hall will serve not only the local Jehovah's witnesses, some who travel to Gadsden and Yuma to existing Kingdom Halls, but it will also serve the public who are interested in satisfying their spiritual need.

We look forward to working with the City of San Luis in making this project come to fruition.

Thank you for your consideration.



Nicholas Ramos – Agent

666 S 6th Ave
Yuma, AZ 85364
602.301.8780
ramosn15@yahoo.com



December 10, 2015

CONDITIONAL USE PERMIT CASE NUMBER: 2015-0574

CASE SUMMARY: A request by Nicholas Ramos, agent on behalf of Estanislao Escobosa, property owner, for a Conditional Use Permit as per Article 2-6 Chapter 6 Section 6.1- C.3 of the City of San Luis Zoning Ordinance to allow the establishment a religious institution (San Luis Kingdom Hall of Jehovah's Witnesses) in a Medium-High Density Residential (R-2) zoning district, Assessor's Parcel No. 227-10-008, located Southeast Corner of Avenue F and Aracely Street. San Luis, Arizona.

PUBLIC HEARING: JANUARY 12, 2015

COMMENTS DUE: DECEMBER 21, 2016

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted "as is" into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing on this case. Please complete the section below and return via e-mail. For additional information please contact me at 341-8563, extension 2013, or at Jstarkey@cityofsanluis.org.

Thank you,

John Starkey
Zoning Administrator
Attachment: Location Map, & Site Plan

COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals.

Date:

12-14-2015

Agency:

City of San Luis Fire Dept.

Phone:

928/341-8550

Return to: rpacheco@cityofsanluis.org



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

5. B.

Meeting Date: 01/27/2016

Department Head: John Starkey, Building Safety Director, Planning & Zoning/Building Safety

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning/Building Safety

Action Requested: Motion

Ordinance - 2nd Reading

ITEM:

Discussion and possible action on any and all matters regarding Second Reading of Ordinance No. 344. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, pertaining to the Planning and Zoning Commissioner's requirement as to the number of votes to pass a motion by amending the San Luis City Code §152.026(G)(3) from four (4) votes to a majority of a quorum; repealing any conflicting provisions; and providing for severability. **(John Starkey, Zoning Administrator)**

A. Approval of Second Reading of Ordinance No. 344 by title only.

B. Approval and adoption of Ordinance No. 344

SUMMARY:

Staff is recommending that the Zoning Regulation in City Code, §152.026(G)(3), requiring four (4) affirmative votes to pass a motion be amended to require only a majority of the quorum to pass a motion. The Planning and Zoning Commission is made up of seven (7) members. Applications before the Planning and Zoning Commission have been delayed under the current regulation. Because even when four (4) members were present, they have been unable to pass a motion due to the requirement that all four (4) must vote the same under the current regulation. Making this change will remedy the delays due to the lack of four (4) votes when there is a majority of the quorum. This change will allow three (3) votes to pass a motion with four (4) or five (5) members present.

RECOMMENDATION / SUGGESTED MOTION:

A. I MOVE TO APPROVE THE SECOND READING OF ORDINANCE NO. 344 BY TITLE ONLY.

B. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 344.

Supporting information not attached to the Agenda Item Review Form:

Supporting information attached to this Agenda Item Review Form Ordinance No. 344

Document to be Recorded?: Yes

City Clerk's Office

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A

CITY/STATE/FEDERAL FUNDS:

N/A

TOTAL: N/A
BUDGETED: N/A
AVAILABLE TO TRANSFER: N/A
ACCOUNT #/REMAINING BALANCE: N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
N/A

Attachments

Ordinance No. 344



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 344

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, PERTAINING TO THE PLANNING AND ZONING COMMISSION'S REQUIREMENT AS TO THE NUMBER OF VOTES TO PASS A MOTION BY AMENDING THE SAN LUIS CITY CODE §152.026(G)(3) FROM FOUR (4) VOTES TO A MAJORITY OF A QUORUM; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of San Luis desires to expedite processing of land use applications before the Planning and Zoning Commission;

WHEREAS, the current regulation of the Planning and Zoning Commission require the affirmative vote of four (4) members under §152.026(G)(3) of the San Luis City Code;

WHEREAS, Four (4) members constitute a quorum of the Planning and Zoning Commission under City Code §152.026(G)(3);

WHEREAS, applications to the Planning and Zoning Commission have been delayed because even with a quorum of four (4) present, four (4) affirmative votes on a motion were not possible and a new motion had to be presented on a later date when more members could be present;

WHEREAS, the City of San Luis desires to remedy this situation by changing the required vote to a majority of the quorum to pass a motion.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA AS FOLLOWS:

Section 1. Section 152.026(G)(3) of the San Luis City Code is hereby amended to read as follows:

Quorum. Four members of the Commission shall constitute a quorum for the transaction of business. No matter may be considered by the Commission unless there are four or more members present who are eligible/qualified to vote on the matter. ~~The affirmative vote of four members shall be required to pass a motion.~~ **The affirmative vote of the majority of the members present shall be required to pass a motion.** If a member has been present for the entire presentation of an issue that member may abstain from voting only because they have a conflict of interest. If a member has a

conflict of interest, he/she shall declare the conflict of interest prior to the presentation and shall abstain from all discussion and deliberation on the matter in question.

Section 2. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

Section 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2016.

Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM

Kay Marion Macuil, City Attorney



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

5. C.

Meeting Date: 01/27/2016

Department Head: John Starkey, Building Safety Director, Planning & Zoning/Building Safety

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning/Building Safety

Action Requested: Motion

Ordinance - 2nd Reading

ITEM:

Discussion and possible action on any and all matters regarding Second Reading of Ordinance No. 347. An ordinance of the Mayor and Council of the City of San Luis, Arizona, amending the San Luis City Code, Chapter 152 Zoning Regulations, §152.061, §152.075, §152.078, §152.090, §152.091, §152.092 relating to minimum lot size for residential lots; repealing any conflicting provisions; and providing for severability. **(John Starkey, Zoning Administrator)**

A. Approval of Second Reading of Ordinance No. 347 by title only

B. Approval and adoption of Ordinance No. 347

SUMMARY:

Staff is recommending changes to the City's zoning code for minimum lot size of 6,000 square feet. There is interest in encouraging development of bigger lots from both professionals who would be interested in locating to San Luis as well as from those interested in self-help affordable housing for our current residents who are not home owners.

Staff has prepared a proposed Ordinance No. 347. The R1-5 Zoning District which allows single family homes on 5,000 square feet lots is eliminated from future development. Single residential detached homes will no longer be allowed in R-2 and R-3 Zoning Districts. In order to encourage small businesses, 4,000 square feet are allowed for commercial districts with residence involved in C-1, C-2, and Mixed Use districts.

The majority of lots in the City are less than 6000 square feet in size. The demand of bigger homes has created a problem for developers because it is hard to fit a house with more square footage in a small lot. Last year the City received more than 10 applications for variances to allow reduction of setbacks for new construction of homes. With this text amendment, future subdivisions will be developed with lots at least 6,000 square feet which will allow a decent size home without any problem.

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on January 5, 2016 at City Hall Council Chambers at 6 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express comments. There were no members of the public present.

Staff recommends giving the Second Reading of Ordinance No. 347, an amendment of the City Code relating to minimum lot size for residential lots.

RECOMMENDATION / SUGGESTED MOTION:

A. I MOVE TO APPROVE SECOND READING OF ORDINANCE NO. 347 BY TITLE ONLY.

B. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 347.

Supporting information not attached to the Agenda Item Review Form:

Supporting information is attached to this Agenda Item Review Form, Ordinance No. 347.

Document to be Recorded?: Yes

City Clerk's Office

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A

CITY/STATE/FEDERAL FUNDS: N/A

TOTAL: N/A

BUDGETED: N/A

AVAILABLE TO TRANSFER: N/A

ACCOUNT #/REMAINING BALANCE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Ordinance No. 347



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 347

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE SAN LUIS CITY CODE, CHAPTER 152 ZONING REGULATIONS, §152.061, §152.075, §152.078, §152.090, §152.091, AND §152.092 RELATING TO MINIMUM LOT SIZE FOR RESIDENTIAL LOTS; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, there are currently in the City of San Luis an abundance of small residential lots;

WHEREAS, the houses built on small residential lots fill the lots up to the minimally required set-backs, which has resulted in numerous instances of improper construction within said set-backs;

WHEREAS, in Southern Yuma County the City of Somerton has set the minimum standard of 6,000 square feet for a lot for a single detached dwelling unit;

WHEREAS, maintaining an appropriate minimum size lot enhances and maintains economic value for the housing stock of the community; and

WHEREAS, it is the intent of the City Council, by this ordinance, to eliminate R1-5 zoning districts and to eliminate the creation of lots for single family detached dwellings in the multiple and high density zoning districts.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA AS FOLLOWS:

Section 1. Section 152.061(A) of the Code of Ordinances of the City of San Luis, Arizona, is hereby amended to read as follows:

152.061 ESTABLISHMENT OF ZONING DISTRICTS.

(A) *Zoning districts.* In accordance with the requirements of the Zoning Enabling Act (A.R.S. § 9-462.01(B)) that zoning regulations be by districts, the City of San Luis, as shown on the zoning map(s) accompanying this chapter and incorporated herein by this reference, is hereby divided into the following zoning districts and overlay districts:

(1) *Single residence zoning districts:* (§§152.075 through 152.078).

(a) "RA-10" Rural Area - minimum ten acres/dwelling unit.

- (b) "SR-5" Suburban Ranch - minimum five acres/dwelling unit.
 - (c) "SR-2" Suburban Ranch - minimum two acres/dwelling unit.
 - (d) "R1-35" Low Density - minimum 35,000 square feet/dwelling unit.
 - (e) "R1-20" Low Density - minimum 20,000 square feet/dwelling unit.
 - (f) "R1-12" Medium Density - minimum 12,000 square feet/dwelling unit.
 - (g) "R1-8" Medium Density - minimum 8,000 square feet/dwelling unit.
 - (h) "R1-6" Medium Density - minimum 6,000 square feet/dwelling unit.
 - ~~(i) "R1-5" Medium Density - minimum 5,000 square feet/dwelling unit.~~
- (2) *Multiple residence zoning districts:* (§§ 152.090 through 152.092).
- (a) "R-2" Medium-High Density Residential - maximum ten dwelling units/acre. **Single detached dwelling units shall not be permitted in such district from and after March 1, 2016.**
 - (b) "R-3" High Density Residential -maximum 20 dwelling units/acre. **Single detached dwelling units shall not be permitted in such district from and after March 1, 2016.**
- (3) *Commercial zoning districts:* (§§ 152.105 through 152.108).
- (a) "C-1" Neighborhood Commercial.
 - (b) "C-2" Community Commercial.
 - (c) "MU" Mixed Use.
- (4) *Industrial zoning districts:* (§§ 152.120 through 152.122).
- (a) "L-I" Light Industrial.
 - (b) "H-I" General Industrial
- (5) "R-PUD" Residential Planned Unit Development (§§ 152.135, 152.136).
- (6) "MH" Manufactured Home Zoning District (§§ 152.150 through 152.154).
- (7) "RV" Recreational Vehicle Zoning District (§§ 152.165 through 152.168).
- (8) *Open space zoning districts:* (§§ 152.180 through 152.182).

(a) "OSC" Open Space Conservation.

(b) "OSR" Open Space Recreational.

(9) *Overlay zoning districts:* (§§ 152.195 through 152.199).

(a) "AP" Airport Overlay.

(b) "FP" Floodplain Overlay.

(c) "AO" Aesthetic Overlay.

(d) "P" Public Overlay.

(B) *Additional districts.* Additional zoning districts may be added from time to time upon the recommendation of the Planning and Zoning Commission to the City Council. Proposed changes to the zoning district regulations or the official zoning map, including the addition of new districts, may be submitted by the Planning and Zoning Commission, city staff, City Council, or any other interested party.

Section 2. Section 152.075(A) of the Code of Ordinances of the City of San Luis, Arizona, is hereby amended to read as follows:

152.075 GENERAL REQUIREMENTS - SINGLE RESIDENCE ZONING DISTRICTS.

(A) *Purpose.* The single residence districts are designed to provide for a range of single-dwelling neighborhoods. The purpose of these districts is to protect the stability of existing land uses, existing neighborhoods, and to encourage new residential developments that encompass the many lifestyles and areas of the city. It is also the intent of these districts to accommodate the needs of single residence neighborhoods by providing for associated, limited, non-residential uses. The single residence districts are further delineated in the following categories:

(1) "RA-10" Rural Area Residential;

(2) "SR-5", "SR-2" Suburban Ranch Residential;

(3) "R1-35", "R1-20" Low Density Residential; and

(4) "R1-12", "R1-8", and "R1-6", "~~R1-5~~" Medium Density Residential.
Lots of less than 6,000 square feet per dwelling unit shall not be permitted from and after March 1, 2016.

(B) *Review process.* All non-residential construction within any single residence zoning district shall require site plan review by the Zoning Administrator prior to the applicant's submittal for building or grading permits. All applications for site plan review shall comply with the submittal requirements outlined in § 152.046. The required fee shall accompany all applications.

(C) *Development standards.* The development regulations required for each specific single residence zoning districts are outlined in Table No. 3 contained herein. These standards provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

(D) *Compliance with other provisions.*

- (1) *General provisions.* The general provisions in §§ 152.210 through 152.226 shall apply.
- (2) *Parking regulations.* The parking regulations in §§ 152.240 through 152.244 shall apply.
- (3) *Signs.* All signage proposed shall comply with §§ 152.255 through 152.262.
- (4) *Outdoor lighting.* All outdoor lighting shall comply with §§ 152.275 through 152.282.

Section 3. Section 152.078 of the Code of Ordinances of the City of San Luis, Arizona, is hereby amended to eliminate reference to “R1-5” zoning districts and to read as follows:

152.078 “R1-35”, “R1-20”, “R1-12”, “R1-8”, AND “R1-6” ~~AND “R1-5”~~ LOW AND MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS.

(A) *Purpose.*

- (1) *“R1-35” and “R1-20” low density residential zoning districts.* The purpose of these zoning districts is to provide for low density single residence development in areas where adequate public facilities and services are available. The intent of these districts is to encourage a large lot neighborhood environment where more amenities can be provided privately on the individual lots.
- (2) *“R1-12”, “R1-8”, and “R1-6” ~~and “R1-5”~~ medium density residential zoning districts.* The purpose of these zoning districts is to provide for detached single residence development on urban sized lots in areas where adequate public facilities and services are available. The intent of these districts is to encourage a traditional neighborhood environment where amenities and open space are provided more on a neighborhood basis rather than on the smaller individual lots. **Lots of less than 6,000 square feet per dwelling unit shall not be permitted from and after March 1, 2016.**

(B) *Permitted uses - “R1-35”, “R1-20”, “R1-12”, “R1-8” and “R1-6” ~~and “R1-5”~~ zoning districts.*

- (1) One single-dwelling unit per lot of record.
- (2) New duplex unit or an attached two unit condominium on a corner lot provided the lot and the dwelling units meet the following standards:
 - (a) The area of the corner lot is 8,000 square feet or larger in size; and
 - (b) Each dwelling unit must have its address and main entrance oriented towards a separate street frontage.
- (3) Public and private parks and playgrounds.
- (4) Public and private open space preserves.
- (5) Public and Private recreational amenities and facilities.
- (6) Public and private utility installations for gas, electric, water, wastewater or communications including booster stations and lift stations.
- (7) Child care, home-based. Home-based child care shall comply with the State of Arizona Department of Health Services regulations for licensing.
- (8) Home occupations as prescribed in §§ 152.210 through 152.226.
- (9) Assisted living facilities and group care homes for the elderly and handicapped, provided that:
 - (a) No such home is located on a lot that is within 1,200 feet of another group home for the handicapped and elderly care;
 - (b) No such home contains more than six residents;
 - (c) Such home is licensed by the State of Arizona Department of Health Services; and
 - (d) Such home is licensed with, and administratively approved by the city, as to compliance with the standards of this chapter.
- (10) Accessory buildings and accessory uses as prescribed in §§ 152.210 through 152.226.

(C) *Conditional uses - "R1-35", "R1-20", "R1-12", "R1-8" and "R1-6" and "~~R1-5~~" zoning districts.*

- (1) One accessory dwelling unit on a residential lot provided the lot and the accessory dwelling unit meets the following standards:
 - (a) The area of the lot is 8,000 square feet or larger in size;

- (b) The accessory dwelling unit may not exceed 50% of the gross square footage of the livable area of the primary dwelling unit;
 - (c) The addition of the accessory dwelling unit may not cause the lot to be split; rather the lot remains as one lot under the same ownership as that of the primary dwelling unit;
 - (d) The accessory dwelling unit shall be located in the buildable area of the lot.
 - (e) A single common driveway shall serve both the principal residence and the accessory dwelling unit; and
 - (f) The accessory dwelling unit must be connected to all of the primary structure's utilities; with the exception of phone and cable services.
 - (g) The accessory dwelling unit may not be used for any commercial or non-residential uses.
- (2) Commercial retail use provided the lot meets the following standards:
- (a) The minimum area of the lot must be 8,000 square feet or larger;
 - (b) The lot must be a corner lot with frontage onto a roadway that is designated in the San Luis General Plan – Transportation Element as an arterial or collector roadway;
 - (c) The building shall comply with all setback and development standards of the residential zoning district; and
 - (d) The building size and permitted uses shall be limited to those allowed in the "MU" Zoning District as outlined in § 152.108.
- (3) Public schools (K-12).
- (4) Private schools, including charter schools, with a curriculum substantially the same as customarily offered in public schools.
- (5) Religious institutions.
- (6) Publicly owned or operated library, museum, fire station, police station.
- (7) Amateur (ham) radio towers and antennas.
- (8) Wireless communication towers and antennas as approved in accordance with the requirements of §§ 152.315 through 152.322.

(D) *Temporary uses - "R1-35", "R1-20", "R1-12", "R1-8" and "R1-6" and ~~"R1-5"~~ zoning districts.*

- (1) Model homes or temporary sales office pertaining to the sale of homes being constructed in the immediate subdivision. In the review for a model home or sales office, the city may consider lighting, landscaping, hours of operation, signage, parking, duration, and neighborhood impact. Approval may be granted for a two year period, or until all lots in the subdivision are sold, whichever occurs first.
- (2) Temporary construction site trailer pertinent to the construction of the homes and public improvements within the immediate subdivision.
- (3) Temporary uses such as revivals, carnivals, circus, auctions, holidays or seasonal boutiques or tree lots in conjunction with appropriate dust control abatement.
- (4) Garage sales are limited to three consecutive days conducted no more frequently than three times per year per residential location. Sales of this nature occurring beyond these limits are prohibited.

(E) *Design standards - "R1-35", "R1-20", "R1-12", "R1-8" and "R1-6" and ~~"R1-5"~~ zoning districts.*

- (1) All new residential developments (subdivisions) shall be subject to all requirements set forth in the San Luis Subdivision Ordinance.
- (2) The residential structure should have a strong relationship to the neighborhood street. A walkway from the street to the front entry is strongly encouraged.
- (3) Housing should foster a sense of neighborhood among nearby residents and a sense of community through linkage with surrounding neighborhoods.
- (4) Propane tanks, water filters and similar mechanical or utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.
- (5) The residence shall have a permanent foundation and a garage or carport the design and materials of which shall be compatible with the main structure.
- (6) Front porches and courtyards are strongly encouraged and should provide a pedestrian connection, other than the driveway, to the street.
- (7) All residential developments, at the time of subdivision development and on a subdivision basis, within the "R1-35", "R1-20", "R1-12", "R1-8"

and “R1-6” and “~~R1-5~~” zoning districts shall provide the minimum net acreage of open space as delineated in Table No. 2 herein. Net acres shall be defined as the total acres exclusive of the area required for arterial or collector street right-of-way dedications, any commercial or industrial lands, and school/public site reservations.

TABLE No. 2

Open Space Requirements – Single Residence Zoning Districts

(see Open Space definitions in § 152.013)

Zoning District	Open Space Percentage
“RA-10”	0%
“SR-5”	0%
“SR-2”	0%
“R1-35”	2%
“R1-20”	2%
“R1-12”	5%
“R1-8”	5%
“R1-6”	5%
“R1-5”	5%

TABLE No. 3

Development Standards – Single Residence Zoning Districts

Zoning District	Minimum Lot Size (ac./sq ft)	Minimum Lot Width (feet)	Maximum Bldg. Height (feet)	Minimum Yard Setback (feet)					Maximum Lot Coverage
				Front	Garage Entrance	Side	Street Side	Rear	
“RA-10”	10 acres	330	35(b)	50	40	30 & 30	50	50	10%
“SR-5”	5 acres	220	35(b)	40	40	30 & 30	40	40	15%
“SR-2”	2 acres	120	35(b)	30	30	30 & 30	30	40	20%
“R1-35”	35,000 sf	100	30	30	30	15 & 15	30	40	30%

"R1-20"	20,000 sf	100	30	25	20	10 & 10(c)	15	30(c)	40%
"R1-12"	12,000 sf	80(a)	30	20	18	7 & 7(c)	10	25(c)	45%
"R1-8"	8,000 sf	70(a)	30	20	18	7 & 7(c)	10	20(c)	50%
"R1-6"	6,000 sf	60(a)	30	20	18	7 & 7(c)	10	10(c)	50%
"R1-5"	5,000 sf	50(a)	20	15	18	5 & 5(c)	10	10(c)	50%

- (a) Lot width on corner lots shall be increased by five feet.
- (b) Accessory agricultural buildings may be permitted additional height in accordance with regulations in §§ 152.210 through 152.226.
- (c) Increased setbacks for institutional uses allowed by C.U.P. shall be increased one foot for every two foot of building height, but in no case less than 20 feet.

Section 4. Section 152.090(A) of the Code of Ordinances of the City of San Luis, Arizona, is hereby amended to read as follows:

152.090 GENERAL REQUIREMENTS – MULTIPLE RESIDENCE ZONING DISTRICTS.

(A) *Purpose.* The purpose of the multiple residence districts is to provide for a range of different types and densities of multiple residential developments in locations which are suitable and appropriate, taking into consideration existing conditions, future land use needs, and the availability of public services. It is intended that these districts accommodate a variety of dwelling types, including apartments, townhouses or patio homes, duplexes, and condominiums. **These dwelling units shall be multiple residence dwellings and no detached single dwelling units shall be permitted effective as of March 1, 2016. Reference to "R-2" and "R-3" zoning districts shall not include detached single dwelling units from and after March 1, 2016. For all lots created prior to March 1, 2016 in a multiple residence district specifically for detached single residence dwelling units, all such detached single dwelling units shall be developed to the design standards of an "R1-6" zoning district. No detached single residence dwelling unit shall be built on a lot not specifically designed for detached single dwelling units.**

The multiple residence districts are further delineated in the following categories:

- (1) "R-2" Medium-High Density Residential.
- (2) "R-3" High Density Residential

(B) *Review process.* All new development (residential and non-residential) shall require site plan review, by the Zoning Administrator, prior to the applicant's

submittal for building or grading permits. All applications for site plan review shall comply with the submittal requirements outlined in § 152.046. The required fees shall accompany all applications.

(C) *Development standards.* The development regulations for each of the multiple residence zoning districts are outlined in Table No. 5. These standards provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

(D) *Compliance with other provisions.*

(1) *General provisions.* The general provisions in §§ 152.210 through 152.226 shall apply.

(2) *Parking regulations.* The parking regulations in §§ 152.240 through 152.244 shall apply.

(3) *Signs.* All signage shall comply with §§ 152.255 through 155.262.

(4) *Outdoor lighting.* All outdoor lighting shall comply with §§ 152.275 through 152.282.

(5) *Landscape regulations.* The landscaping shall comply with §§ 152.295 through 152.300.

Section 5. Sections 152.091(A) and (B) of the Code of Ordinances of the City of San Luis, Arizona, are hereby amended to read as follows:

152.091 “R-2” MEDIUM-HIGH DENSITY RESIDENTIAL ZONING DISTRICT.

(A) *Purpose.* The purpose of this zoning district is to allow for a variety of building types, including duplex, townhouses, and apartments with varied project amenities. The “R-2” shall provide a balance of housing opportunities to serve the needs of the residents of San Luis. The intent of this district is to permit higher density urban development with a mixture of uses of a similar intensity.

Dwelling units shall be a multiple residences dwelling. No detached single residence dwelling unit shall be permitted from and after March 1, 2016. For all lots created for single detached residence dwelling units prior to March 1, 2016, all such single detached dwelling units shall be developed to the design standards of an “R1-6” zoning district.

(B) *Permitted uses - “R-2” Zoning District.*

(1) Attached or detached single residence dwellings, including townhouses, provided the maximum density does not exceed ten dwelling units per acre. **No single detached residence dwelling units shall be permitted effective as of March 1, 2016. For lots for single detached residence units created prior to March 1, 2016 in a multiple residence**

zoning district, all single detached dwelling units shall be developed to the design standards of an “R1-6” zoning district.

- (2) Multiple residential developments (maximum of ten dwelling units per acre).
- (3) Public and private utility installations, but not including business offices, repair or storage facilities, wastewater treatment plants, booster stations, and generating plants.
- (4) Child care, home-based. Home-based child care shall comply with the State of Arizona Department of Health Services regulations for licensing.
- (5) Group care homes for the elderly and handicapped, provided that:
 - (a) No such home is located on a lot that is within 1,200 feet of another group home for the handicapped and elderly care;
 - (b) No such home contains more than 20 residents;
 - (c) Such home is licensed by the State of Arizona Department of Health Services; and
 - (d) Such home is licensed with, and administratively approved by the city, as to compliance with the standards of this chapter.
- (6) Home occupations as prescribed in §§152.210 through 152.226.
- (7) Accessory buildings and accessory uses as prescribed in §§152.210 through 152.226.

(C) Conditional uses - “R-2” Zoning District.

- (1) Public schools (K-12).
- (2) Private schools or charter schools, with a curriculum substantially the same as customarily offered in public schools.
- (3) Religious institutions.
- (4) Bed and breakfast operations provided that the following standards shall apply:
 - (a) No more than four bedrooms per residence may be used for the business;
 - (b) No more than two adult persons per room; and
 - (c) One off-street, non-tandem parking space per bedroom.

(5) Wireless communication towers and antennas in accordance with the requirements of §§ 152.315 through 152.322.

(D) *Temporary uses - "R-2" Zoning District.*

(1) Temporary sales office pertaining to the sale of dwelling units being constructed in the immediate development. In the review for a sales office, the city may consider lighting, landscaping, hours of operation, signage, parking, duration, and neighborhood impact. Approval may be granted for a two year period, or until all units in the development are sold, whichever occurs first.

(2) Temporary construction site trailer pertinent to the construction of the residential units or buildings and public improvements within the immediate development.

(3) Temporary uses such as revivals, carnivals, circus, auctions, holidays or seasonal boutiques or tree lots with appropriate dust control abatement.

(E) *Site design standards - "R-2" Zoning District.* Multiple residential developments and buildings should complement and enhance the built environment of the surrounding residential structures and neighborhood through the creative and imaginative application of architecture, landscape and site design standards.

(1) All new residential developments (subdivisions) shall be subject to all requirements set forth in the San Luis Subdivision Ordinance.

(2) Parking areas, if other than a driveway, that are adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof to a height not to exceed three feet in order to adequately screen the parked vehicles.

(3) Trash and refuse collection containers shall be screened with a six foot decorative wall. Trash and refuse areas shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street.

(4) Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building. The mechanical equipment screening shall be included in the overall building height. Mechanical

equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets should be screened from public view and designed to appear as an integral part of the building.

(5) All multiple residence developments having more than ten dwelling units shall include a recreational amenity for the residents use at the rate of one amenity per ten dwelling units. Examples of such amenities include, but are not limited to, swimming pool, tot lot, sport court, ramada with picnic tables and barbeque grill. The area utilized by the recreational amenity may be calculated as part of the overall open space required for the development.

(6) Every unit is encouraged to be developed with either a private patio or balcony a minimum of 150 square feet in size. If this private useable outdoor open space is provided it may be calculated as part of the overall open space required for the development.

(7) All multiple residential buildings shall provide covered parking in accordance with §§ 152.240 through 152.244. The required covered parking canopy shall provide motion sensor/detector light fixtures which are to be placed under the parking shade canopy.

(8) All multi-story buildings are encouraged to incorporate 360° architecture. A variety of massing and building heights, and stepping rooflines is strongly encouraged. Straight rooflines should be minimized by using offsets, differing heights, stepping, or different orientations to produce more variety within a development. Roof material shall not be wood shake shingles.

(9) Reflective building materials are prohibited. Mirrored surfaces or any treatment that changes ordinary glass into a mirrored surface are prohibited. Metallic surfaces, including roof materials, shall be chemically treated to be non-reflective.

(10) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The city strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards.

(F) *Open space standards - "R-2" Zoning District.*

- (1) All new multiple residential developments, including but not limited to; apartments and condominiums shall be required to provide open space, provide buffering to adjacent developments, and provide landscaping.
- (2) Open space shall be required for each development, as delineated in Table No. 4, regardless of whether it is a residential or non-residential development. Open space does not include parking areas.
- (3) Open space may be left as landscaped open space or may be developed with recreational amenities for the use and enjoyment of the residents.

Section 6. Sections 152.092 of the Code of Ordinances of the City of San Luis, Arizona, are hereby amended to read as follows:

152.092 "R-3" HIGH DENSITY RESIDENTIAL ZONING DISTRICT.

(A) *Purpose.* The purpose of this zoning district is to provide for high-density attached residential development and destination tourism uses within designated activity centers where adequate public facilities and services are available. It is intended that this district accommodate multi-story residential and tourist developments incorporating unique design and exceptional amenities. **Detached single residence dwelling units shall not be permitted from and after March 1, 2016.**

(B) *Permitted uses - "R-3" Zoning District.*

- (1) Multi-residential developments (maximum of 20 dwelling units per acre). **Detached single residence dwelling units shall not be permitted from and after March 1, 2016.**
- (2) Cemeteries, crematoriums, columbaria and mausoleums including associated on-site mortuary.
- (3) Tennis courts and golf courses including clubhouses located thereon and unlighted driving ranges but not including miniature golf courses.
- (4) Public and private utility installations, but not including business offices, repair or storage facilities, wastewater treatment plants, booster stations, and generating plants.
- (5) Child care, home-based. Home-based child care shall comply with the State of Arizona Department of Health Services regulations for licensing.
- (6) Home occupations as prescribed in §§ 152.210 through 152.226.

(7) Accessory buildings and accessory uses as prescribed in §§ 152.210 through 152.226.

(C) *Conditional uses - "R-3" Zoning District.*

(1) Public schools (K-12).

(2) Private schools, charter schools, or boarding school with a curriculum substantially the same as customarily offered in public schools.

(3) Religious institutions.

(4) Child care center, provided that:

- (a) The facility provides the required outdoor play area; and
- (b) The facility is licensed by the State of Arizona Department of Health Services.

(c) Detached single residence dwelling units shall not be permitted from and after March 1, 2016.

(5) Resorts, but not hotels or motels, provided that the following standards shall apply:

- (a) Each development shall have a minimum area of 20 acres;
- (b) Each development shall provide a restaurant on-site;
- (c) The resort shall provide outside recreational amenities, such as but not limited to, golf, horseback riding, tennis or swimming; and
- (d) The resort development may include meeting rooms or a conference center, health club and spa facilities, beauty and retail shops accessible only from within the primary resort building.

(6) Time-share developments.

(7) Assisted living facilities, nursing homes, congregate care facilities, convalescent homes and homes for the aged provided that the following standards shall apply:

- (a) A minimum of 25 square feet of useable outdoor open space shall be required per bed and may be calculated as part of the overall open space required for the development; and
- (b) The facility is licensed by the State of Arizona Department of Health Services.

(8) Wireless communication towers and antennas in accordance with the requirements of §§ 152.315 through 152.322.

(D) *Temporary uses - "R-3" Zoning District.*

(1) Temporary sales office pertaining to the sale of dwelling units being constructed in the immediate development. In the review for a sales office, the city may consider lighting, landscaping, hours of operation, signage, parking, duration, and neighborhood impact. Approval may be granted for a two year period, or until all units in the development are sold, whichever occurs first.

(2) Temporary construction site trailer pertinent to the construction of the residential units or buildings and public improvements within the immediate development.

(3) Temporary uses such as revivals, carnivals, circus, auctions, holidays or seasonal boutiques or tree lots when uses are located on property with appropriate dust control abatement.

(E) *Site design standards - "R-3" Zoning District.* Multiple residential developments and construction should complement and enhance the built environment of the surrounding residential structures and neighborhood through the creative and imaginative application of architecture, landscape and site design standards.

(1) All new residential developments (subdivisions) shall be subject to all requirements set forth in the San Luis Subdivision Ordinance.

(2) Parking areas, if other than a driveway, that are adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof to a height not to exceed three feet in order to adequately screen the parked vehicles.

(3) Trash and refuse collection containers shall be screened with a six foot decorative wall. Trash and refuse areas shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street.

(4) All multiple residence developments having more than ten dwelling units shall include a recreational amenity for the residents use at the rate of one amenity per ten dwelling units. Examples of such amenities include, but are not limited to, swimming pool, tot lot, sport court, ramada with picnic tables and barbeque grill. The area utilized by the recreational amenity may be calculated as part of the overall open space required for the development.

(5) Every unit is encouraged to be developed with either a private patio or balcony a minimum of 150 square feet in size. If this private useable outdoor open space is provided it may be calculated as part of the overall open space required for the development.

(6) All multiple residential buildings shall provide covered parking in accordance with §§ 152.240 through 152.244. The required covered parking canopy shall provide motion sensor/detector light fixtures which are to be placed under the parking shade canopy.

(7) Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets should be screened from public view and designed to appear as an integral part of the building.

(8) All multi-story buildings shall incorporate 360° architecture. A variety of massing and building heights, and stepping rooflines is strongly encouraged. Straight rooflines should be minimized by using offsets, differing heights, stepping, or different orientations to produce more variety within a development. Roof material shall not be wood shake shingles.

(9) Reflective building materials are prohibited. Mirrored surfaces or any treatment that changes ordinary glass into a mirrored surface are prohibited. Metallic surfaces, including roof materials, shall be chemically treated to be non-reflective.

(10) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The city strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards.

(G) *Open space standards – “R-3” Zoning District.*

(1) All new multiple residential developments, including but not limited to; apartments and condominiums shall be required to provide open space, provide buffering to adjacent developments, and provide landscaping.

(2) Open space shall be required for each development, as delineated in Table No. 4, regardless of whether it is a residential or non-residential development. Open space does not include parking areas.

(3) Open space may be left as landscaped open space or may be developed with recreational amenities for the use and enjoyment of the residents.

TABLE No. 4
Open Space Requirements – Multiple Residence Zoning Districts
(see Open Space definitions in § 152.013)

Zoning District	<i>Open Space Percentage</i>
"R-2"	5%
"R-3"	5%

TABLE No. 5
Development Standards – Multiple Residence Zoning Districts

Zoning District	Minimum Lot Size (Sq Ft)	Min. Area/DU Total Density	Minimum Lot Width (Feet)	Maximum Bldg. Height (Feet)	Minimum Yard Setback (Feet)					Maximum Lot Coverage
					Front	Garage Entrance	Side	Street Side	Rear	
R-2	4,000 (e)	4,000 (e) 10 du/ac	40 (a)(e)	35 (d)	20	18	7(b)(c)(f)	10	10 (b)	50%
R-3	4,000	2,000/du 20 du/ac	30 (a)	60	20	18	10 (b)(c)(f)	10 (b)	10 (b)	50%

- (du) means dwelling units.
- (ac) means acre.
- (a) Lot width on corner lots shall be increased by five feet.
- (b) Or one-half the height of the building measured at the property line, whichever is the greater (except for single residence dwellings).
- (c) Projections into required setbacks are not allowed.
- (d) **For attached S** single residence dwellings, ~~whether attached or detached~~, shall be limited to **a height of 20 feet**.
- (e) Lots for attached townhouses may be reduced to 2,500 square feet and 30 feet minimum lot width.

(f) Applies only to the perimeter units of an attached unit product.

Section 7. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

Section 8. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2016.

Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM

Kay Marion Macuil, City Attorney