

MINUTES

APPROVED by Planning & Zoning Commission
Date: October 11, 2016
P&Z Office: /s/ Roman Pacheco

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
MAY 10, 2016
7:00 PM

CALL TO THE ORDER /ROLL CALL. The meeting was called to order at approximately 7:01 PM., by Chairman Bill Cordova.

PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Bill Cordova.

PRESENT:

Chairman Bill Cordova
Vice Chairman Javier Barraza
Commission Member Maria G. Guzman
Commission Member Guillermina Fuentes
Commission Member Jose A. Ponce

ABSENT:

Commission Member Daniel Bazua
Commission Member Hugo Garcia

OTHER PRESENT:

John Starkey, Zoning Administrator
Jose A. Guzman, Assistant Planner
Roman Pacheco, Planning Technician
Richard Bauermann, Fire Inspector
Vianey Vega, Vega & Vega Engineering, PLC.
Gary Black, Comite De Bien Estar, Inc.

PUBLIC HEARINGS

AGENDA ITEM 3.A.

Public hearing followed by discussion and possible action regarding Text Amendment Case No. 2016-0204. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations Sections 152.259 (B) and 152.260 relating to Temporary Signs and Political Signs.

Open Public Hearing

MOTION: Javier Barraza / Maria G. Guzman to open public hearing. Motion passed unanimously with 6-0 votes.

John Starkey, Zoning Administrator, summarized staff report recommending approval of Text Amendment Case No. 2016-0204.

Vice Chairman Barraza asked if there is a temporary sign in the right-of-way the City of San Luis is going to remove it. **Starkey** responded that we will call the person who owns the sign and asked them to remove it and if they said it is a temporary sign. Then they will have to find a place that is not in a right-of-way to put it up. If they do not take it down then we will take it down because it is in the public right-of-way. **Starkey** furthermore explained that signs for people that are running for office, there is a whole state law about where they can put them or what can they do with them and we cannot touch them. Unless, they are blocking an intersection and causing a traffic hazard. If the police department decides it is a traffic hazard then we can call the candidate and have them relocate the sign or if the candidate does not listen to us. Then, we can remove it ourselves, and put it in our Public Works yard, call them and then they come and get it and put it somewhere else. We cannot dispose of it but we can remove the hazard.

CLOSE PUBLIC HEARING

MOTION: Maria G. Guzman / Jose A. Ponce to close public hearing. Motion passed unanimously with 5-0 votes.

MOTION: Javier Barraza / Maria G. Guzman to recommend APPROVAL of Text Amendment Case No. 2016-0204 to the City Council as presented by staff. Motion passed unanimously with 5-0 votes.

ITEMS REQUIRING DISCUSSION AND/OR ACTION

AGENDA ITEM NO. 4. A.

Discussion and possible action regarding Subdivision Case No. 2016-0158P. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., for the preliminary plat approval for Bienestar Estates 9A Phase 2. The property is located on the southwest corner of Avenue E ½ & County 23 ½ Street, Assessor Parcel ID # 777-54-243, San Luis, Arizona.

John Starkey, Zoning Administrator, summarized staff report recommending to continue preliminary plat for subdivision case no. 2016-0158P until staff comments are addressed.

Commission member Javier Barraza, asked Mr. Vega if there were any more residents approved him with any concerns.

Vianey Vega, Vega & Vega Engineering 1846 S. 8th Avenue, Yuma, AZ, responded that no, that the only comments they received was those comments addressed at the last meeting. There were no additional concerns. Furthermore, Mr. Vega mentioned that he had received the comments yesterday and we had the opportunity to go over the comments. I fell that we can addressed those comments in the final plat. If it possible we can get the preliminary plat approval contingent to meeting the comments we received yesterday.

MOTION: **Guillermina Fuentes / Maria G. Guzman** to recommend APPROVAL of Preliminary Plat Case No. 2016-0158P subject to the recommendation reference from the letters received from James Davey (5-4-16); Public Works Department (5-5-16), and Development Services Department (5-5-16). Motion passed unanimously with 5-0 votes.

INFORMATION AND DISCUSSION ITEMS

None

NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

Starkey informed members of the Planning & Zoning Commission that there was going to be a Preliminary Plat from the Las Quintas Subdivision. Rezoning of a lot from (R-3) to (MH) located in Rancho San Luis Mobile Home Subdivision.

CALL TO THE PUBLIC

There were no public comments.

ADJOURNMENT

Chairman Bill Cordova adjourned the meeting at approximately 7:32 PM.