

APPROVED by Planning & Zoning Commission

Date: August 8, 2017

P&Z Office: /s/ Roman Pacheco

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
June 13, 2017
7:00 PM

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

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

PRESENT:

Chairman Bill Cordova
Vice Chairman Javier Barraza
Commission Member Hugo Garcia (arrived @ 7:04PM)
Commission Member Guillermina Fuentes
Commission Member Marco A. Pinzon
Commission Member Jose A. Ponce

ABSENT:

Commission Member Daniel Bazua

OTHER PRESENT: Jose A. Guzman, Acting Planning and Zoning Director
Roman Pacheco, Planning Technician
Kay Macuil, City Attorney
Richard Bauermann, Firefighter/EMPT

3. PRESENTATIONS:

3. A. PRESENTATION ON AVAILABLE TRAINING FOR COMMISSION MEMBERS: ARIZONA CITIZEN PLANNER ONLINE PROGRAM.

Jose A. Guzman, Acting Planning and Zoning Director, informed members of the Planning and Zoning Commission regarding an online training available to all of them called Arizona Citizen Planner 101. Mr. Guzman also stated that this training is a self-pace and that he found this course very interesting. Guzman encourage all the members to do the course as soon as possible. Guzman mentioned that there will be an email sent to all members of the commission with details on how to log in.

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2017-0284. A request by Nicholas Ramos on behalf of Estanislao Escobosa, property owner, for a conditional use permit to allow the establishment of a religious institution on property located at the southeast corner of Avenue F and Aracely Street, San Luis, Arizona.

A. Open Public Hearing

MOTION: Javier Barraza / Marco A. Pinzon to open public hearing. Motion passed unanimously (6-0).

Jose A. Guzman, Acting Planning and Zoning Director, summarized staff report recommending APPROVAL of Conditional Use Permit Case No. 2017-0284.

B. Close Public Hearing

MOTION: Hugo Garcia / Marco A. Pinzon to close public hearing. Motion passed unanimously (6-0).

C. Action on Text Amendment Case No. 2017-0284

MOTION: Marco A. Pinzon / Javier Barraza to APPROVE Conditional Use Permit Case No. 2017-0284. Motion passed unanimously (6-0 votes).

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0339. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations, Section 152.262- Administration of Sign Regulations, Subsection 152.262(F)- Variances, to allow the use of conditional use permits in addition to variances to allow relief from design standards.

A. Open Public Hearing

MOTION: Bill Cordova / Marco A. Pinzon to open public hearing. Motion passed unanimously (6-0).

Jose A. Guzman Acting Planning and Zoning Director, stated staff needed further discussion with other department in order to have more detail amendment and staff recommends to continue this item to the next regular commission meeting.

B. Close Public Hearing

MOTION: Jose A. Ponce / Javier Barraza to close public hearing. Motion passed unanimously (6-0).

C. Action on Text Amendment Case No. 2017-0339

MOTION: Jose A. Ponce / Marco A. Pinzon to APPROVE Conditional Use Permit Case No. 2017-0339. Motion passed unanimously (6-0 votes).

4. C. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0340. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations, Section 152.121 "L-I" Light Industrial District, Subsection 152.121(C) to allow the refining, processing, or packaging of agricultural or edible food products as a conditional use.

A. Open Public Hearing

MOTION: Jose A. Ponce / Marco A. Pinzon to open public hearing. Motion passed unanimously (6-0).

Jose A. Guzman, Acting Planning and Zoning Director, summarized staff report recommending APPROVAL of Text Amendment Case No. 2017-0340.

B. Close Public Hearing

MOTION: **Marco A. Pinzon / Jose A. Ponce** to close public hearing. Motion passed unanimously (6-0).

C. Action on Text Amendment Case No. 2017-0339

MOTION: **Javier Barraza / Jose A. Pinzon** to APPROVE Text Amendment Case No. 2017-0340. Motion passed unanimously (6-0 votes).

5. INFORMATION AND DISCUSSION ITEMS

5. A. Discussion and possible action regarding Subdivision Case No. 2017-0334P. A request by Nieves Riedel on behalf of R&G Associated, LLC, for the preliminary plat approval for Santa Cecilia Subdivision. The property is located at the north east corner of County 24th Street and Avenue "F", Assessor's Parcel No. 227-10-010, San Luis, Arizona.

Jose A. Guzman, Acting Planning and Zoning Director, summarized staff report recommending APPROVAL of Subdivision Case No. 2017-0334P with conditions as presented by staff.

MOTION: **Jose A. Ponce / Marco A. Pinzon** to approve Preliminary Plat Subdivision Case No. 2017-0334P with conditions as presented by staff. Motion passed unanimously (6-0).

7. CALL TO THE PUBLIC

There were no public comments

8. ADJOURNMENT

MOTION: **Marco A. Pinzon / Jose Ponce** to adjourn the Regular Planning & Zoning Meeting at approximately 7:19 p.m. Motion passed unanimously.