



NOTICE OF REGULAR PLANNING AND ZONING COMMISSION 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 the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, March 13, 2018. 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 East 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 GIVEN BY:

/s/ Roman Pacheco, Planning Technician

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonamiento y al público en general que la Comisión de Planeación y Zonamiento de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes 13 de Marzo del 2018. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 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 a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste 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 ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio 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 pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está 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 DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, March 13, 2018
7:00 P.M.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. **CALL TO ORDER/ROLL CALL - Meeting was not held due to a lack of quorum**
2. **PLEDGE OF ALLEGIANCE**
3. **CONSENT AGENDA**
All matters are considered to be routine by the Planning & Zoning Commission 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.
3. A. **APPROVAL OF MINUTES -**
-Regular Planning and Zoning Commission meeting held January 9, 2018
-Regular Planning and Zoning Commission meeting held February 13, 2018
3. B. **Withdrawals by Applicant**
Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0802. A request by Riedel Holdings L.L.C, Nieves Riedel, owner, to rezone approximately 15.1 acres, from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) zoning district. The property is located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.
4. **CALL TO THE PUBLIC -** This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.
5. **ADJOURNMENT**



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3.A.

Meeting Date: 03/13/2018

Summary

APPROVAL OF MINUTES -

- Regular Planning and Zoning Commission meeting held January 9, 2018
 - Regular Planning and Zoning Commission meeting held February 13, 2018
-

Attachments

Minutes January 9, 2018

Minutes February 13, 2018

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
JANUARY 12, 2018
7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:02 PM., by Chairman Bill Cordova.

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

PRESENT:

Chairman Bill Cordova
Vice Chairman Javier Barraza (*attended via telephone@ 7:15 p.m.*)
Commission Member Daniel Bazua
Commission Member Guillermina Fuentes
Commission Member Jose A. Ponce
Commission Member Marco A. Pinzon

ABSENT: Commission Member Hugo Garcia

OTHER PRESENT: Jose A. Guzman, Acting Planning and Zoning Director
Roman Pacheco, Planning Technician
Eulogio Vera, Director of Public Works
John Starkey, Resident
Kay Macuil, City Attorney
Najeh Edais, Edais Engineering, Inc.
Ray Urias, Attorney
Rich Bauermann, Fire Department

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES-

- Regular Planning and Zoning Commission meeting held November 14, 2017
- Regular Planning and Zoning Commission meeting held December 12, 2017

MOTION: **Marco A. Pinzon / Daniel Bazua** to APPROVE the Consent Agenda as presented. Motion passed unanimously (6-0).

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Election of Officers

Chairman Cordova entertained a motion for appointment of a chairman and vice chairman to serve the Planning and Zoning Commission.

MOTION: **Jose A. Ponce / Marco A. Pinzon** to appoint Mr. Javier Barraza to serve as chairperson of the Planning and Zoning Commission. Motion passed unanimously (6-0).

MOTION: **Daniel Bazua / Guillermina Fuentes** to appoint Marco A. Pinzon to serve as vice-chairperson of the Planning and Zoning Commission. Motion passed unanimously (6-0).

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2017-0737P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 2 Subdivision. The property is located at the northwest corner of County 24th Street and 20th Avenue, Assessor's Parcel No. 227-10-012, San Luis, Arizona.

A. Staff presentation

Jose A. Guzman, Acting Planning and Zoning Director, summarized staff report recommending APPROVAL of Subdivision Case No. 2017-0737P with the condition that the applicant address the letter from staff dated January 9, 2018.

Commission Member Guillermina Fuentes asked Mr. Eulogio Vera Director of Public Works, if he can explain the Public Works comment 1. SWPP as shown in the letter of comments dated January 9, 2018.

Eulogio Vera, Director of Public Works explained that on this specific comment on their SWPP plan they have notes on there and one of the notes stated contractor to sweep the street after the project is completed. This just means that the contractor has the responsibility and they still have to comply with state and federal laws.

MOTION: Marco A. Pinzon / Jose A. Ponce to APPROVE Subdivision Case No. 2017-073P with recommendation of approval subject to condition that the applicant addresses the letter from staff dated January 9, 2018. Motion passed unanimously (6-0).

5. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2017-0738F. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 2 Subdivision. The property is located at the northwest corner of County 24th Street and 20th Avenue, Assessor's Parcel No. 227-10-012, San Luis, Arizona.

Jose A. Guzman, Acting Planning and Zoning Director, summarized staff report recommending APPROVAL of Subdivision Case No. 2017-0738F with the condition that the applicant address the letter from staff dated January 9, 2018.

Commission Member Guillermina Fuentes; asked should the project be completed before we approve the final plat. **Jose A. Guzman, Acting Planning and Zoning Director**, stated that the final plat is the approval review before construction. There are only some minor comments nothing major that would change the project and these conditions most likely will be address before the final plat approval. This process goes to City Council, and once it goes to council most of the comments will be addressed. **Commission Member Marco A. Pinzon** asked Mr. Guzman when you said comments are going to be address or completed? **Guzman** responded addressed because some of the comments can be address during the construction. **Pinzon** also asked what is the main concern, as you stated there were only minor are there any major concerns?

Mr. Vera explained that is mainly looking at things that could entirely change their design or the way they are using their land or something that could entirely throw off the project. There is one that I consider as major as far if they were willing not to comply with what the city is asking and that is rerouting one of the sewer lines in reverse direction as what they have shown. But in the original lay out for this are they did have the way the city is asking them to do it, so talking to the developer they do not have an issue changing it, so that is why I consider it major. And the reason why they change it to what is showing on the current plans because there was a line that is was missing. At this time that line has been install, so there is no longer and obstacle for them to change it on the way they used to have it. Furthermore, Mr. Vera stated that the idea is for all these comments need to be address before it goes to council for actual approval. **Mr. Vera** also mentioned that the way this is, split in two cases, it helps everybody not doing both, the preliminary and final at the same time because if there was something that let say we consider major or something that it is still in the discussing with the developer the preliminary could potential continue and the final would get stuck, if you have both at the same time everything gets stuck. So that is the nice thing about the ways it is process in to two different cases.

Najeh Edais, Edais Engineering, Inc. thanked staff for bringing this on. As far as we are concern I just read those comments and I do agree with staff that they are minor comments and we will comply with all of these comments before we go to City Council.

MOTION: **Jose A. Ponce / Marco A. Pinzon** to APPROVE Subdivision Case No. 2017-0738F with recommendation of approval subject to condition that the applicant addresses the letter from staff dated January 9, 2018. Motion passed unanimously (6-0).

6. CALL TO THE PUBLIC

There were no public comments

7. ADJOURNMENT

MOTION: **Marco A. Pinzon / Jose A. Ponce** to adjourn the Regular Planning & Zoning Meeting at approximately 7:35 p.m. Motion passed unanimously.

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
FEBRUARY 13, 2018
7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:02 PM., by Chairman Javier Barraza.

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

PRESENT:

Chairman Javier Barraza
Vice Chairman Marco A. Pinzon
Commission Member Daniel Bazua
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes
Commission Member Jose A. Ponce

ABSENT:

OTHER PRESENT: Jose A. Guzman, Director of Planning and Zoning
Roman Pacheco, Planning Technician
Bill Cordova, Resident
Ray Urias, Attorney
Rosy Cordova, Resident

3. PRESENTATIONS

3. A. Presentation of Plaque to William “Bill” Cordova in recognition of his years of service to the Planning and Zoning Commission.

Mr. Jose A. Guzman, Director of Planning and Zoning, presented the plaque to Mr. William “Bill” Cordova in recognition of his years of service

4. CONSENT AGENDA - None

5. PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

5. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 0802. A request by Riedel Holdings L.L.C, Nieves Riedel, owner, to rezone approximately 15.1 acres, from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) zoning district. The property is located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.

Jose A. Guzman, Director of Planning and Zoning stated that the applicant has requested to continue this item to the next commission meeting.

MOTION: Marco A. Pinzon / Jose A. Ponce to CONTINUE Rezoning Case No. 2017-0802 to the Planning and Zoning Commission meeting of March 13, 2018. Motion passed unanimously (6-0).

5. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2018-015. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations, Sections 152.040(D) and 152.040(E) by allowing the Planning and Zoning Commission and City Council to hold public hearings related to planning and zoning at both their regular and special meetings.

A. Open public hearing

MOTION: **Jose A. Ponce / Daniel Bazua** to open public hearing for Text Amendment Case No. 2018-015. Motion passed unanimously (6-0).

Jose A. Guzman Director of Planning and Zoning, summarized staff report recommending APPROVAL of Text Amendment Case No. 2018-015 as presented by staff.

Commission Member Guillermina Fuentes asked the Planning and Zoning Director if he can explain what does this means. **Mr. Guzman** responded that for example if we have a zoning application that it requires a public hearing and it goes through the commission tonight and it's been scheduled for the next council meeting and council decides to cancel that meeting and do a special meeting the day before, then we cannot hold a public hearing on that day and we have to wait another two weeks to advertise and scheduled it a the next council schedule meeting.

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. 2018-015

MOTION: **Marco A. Pinzon / Hugo Garcia** to forward Text Amendment Case No. 2018-015 to the City Council with recommendation of APPROVAL as presented by staff. Motion passed unanimously (6-0).

6. CALL TO THE PUBLIC

There were no public comments.

7. ADJOURNMENT

MOTION: **Marco A. Pinzon / Guillermina Fuentes** to adjourn the Regular Planning & Zoning Meeting at approximately 7:14 p.m. Motion passed unanimously.