

THE MINUTES OF THE JOINT WORK SESSION WITH THE MAYOR AND CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, OF THE CITY OF WILLCOX, COCHISE COUNTY, AZ HELD ON THIS 17TH DAY OF OCT. 2011

CALL TO ORDER-Mayor Gerald W. Lindsey called the regular meeting to order on Monday, October 17, 2011 at 6:23 p.m.

ROLL CALL-Recording Secretary Sherry Lynn Van Allen called the roll:

PRESENT

Mayor Gerald W. Lindsey
Councilman Elwood A. Johnson
Councilman William "Bill" Holloway
Councilman Stephen Klump
Councilman Robert Irvin

STAFF

City Manager Pat McCourt
City Attorney Hector M. Figueroa
Recording Secretary Sherry Van Allen
Public Works Director Dave Bonner
Finance Director Ruth Graham
Library Director Tom Miner

ABSENT

Vice Mayor Monika Cronberg - Excused
Councilman Christopher Donahue

PLANNING & ZONING COMMISSION

Chairman Jim Fusco
Vice Chairman Earl Goolsby
Commissioner Nancy Guerrero

STAFF

Zoning Administrator Jeff Stoddard

ABSENT

Commissioner Doyle Miller
Commissioner Don Ulises - Excused

PLEDGE OF ALLEGIANCE TO THE FLAG- Led by Mayor Lindsey.

DECLARATION ON CONFLICT OF INTEREST

None Declared by Mayor and Council, Planning and Zoning or City Staff.

ADOPTION OF THE AGENDA

MOTION: Councilman Johnson moved to adopt the agenda as presented.

SECONDED: Councilman Klump seconded the motion. **CARRIED.**

DISCUSSION REGARDING REVIEW OF TITLE 11 "ZONING"

Discussion regarding review of Title 11 "Zoning."

Zoning Administrator Jeff Stoddard began the discussion on page 102, reporting that nothing has been changed. On page 103 the Zone is characterized by Mobil, Manufactured or Modular Homes, these headings and definitions have been added where necessary throughout the entire chapter and are defined on page #106 no changes. On page #108 Large Scale Development Zone – 11.14-26.4 B see City Map has been added to clarify for people looking at the title what zone they are seeing. Pages 109-115 Historical Preservation Zone – where the Title mentions Secretary of Interior Standards will be corrected to reflect United States Secretary of Interior Standards. Will bold word committee on page 109. No changes 110—111 - 11.14.117 Historic Preservation Consultant needs to be retained. Mr. Stoddard stated we need to have a Historic Preservation Consultant. Chairman Fusco asked if Scoutten could be listed since they are already on board with the changes. Mr. McCourt stated that we will not name a specific person in the Ordinance, just put in their title so the Ordinance will not have to be changed as Consultants change. The consultant can be specifically named by resolution. All of the zones are shown on the map and none of the zones have had any significant changes in numerous years. Typos have been corrected throughout the entire chapter. Zoning Administrator will lengthen the time frame from one day to fifteen working days to meet with Historical Preservation Committee.

Page #120 Comments from Manager McCourt there are two very small areas that are CC2 zones. Are these zones essential or can these very small areas be moved into the larger zones? Mr.

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McCourt asked what difference is between CC1 and CC2. Can they be incorporated into the surrounding zone? The current zoning for CC2 by the hospital is now the home of the Dentist Office and the Insurance Office. Chairman Fusco stated that if the CC2 is a transition zone then they are appropriately zoned. The CC2 allows for storage and the CC1 does not. Chairman Fusco believes that this zoning resulted when Dr. Loren Price opened his practice in the 1970's. City Attorney Figueroa mentioned that these CC2 zones could be because of a grandfather clause and will review it when it reaches his office.

I1 Industrial Zone received no comments. I2 11.14.34.a any use permitted within an I1 Zone will simplify the language. RR1 no changes. Page 131 reflects the SR Zoning. Councilman Johnson asked if these zones have been compared to the County zones for recent updates or changes. Mr. Stoddard said he has not checked lately but he will ASAP. Mr. Stoddard informed the Council that this entire section had been revised by Scoutten and one he received them he compared the new information to towns in the surrounding areas. Mayor Lindsey has a problem with screening of various items on page #147. Planning and Zoning stated these items should be removed. Page 158 has been upgraded to meet current State standards. 11.114.80.18 reflects the new titles of mobile, manufactured or modular. Chapter 11-18 Administration Enforcement has not undergone any changes.

Mr. Stoddard requested to go back to P&Z on CC1 & CC2 and will bring their recommendations back to Council

Councilman Irvin found a typo on 104 with the word pertaining.

Mr. Stoddard thanked the Planning and Zoning for their cooperation on this. Chairman Fusco thanked the Mayor and Council for their time and assistance in this endeavor.

Mayor Lindsey thanked Planning and Zoning Commission. for the many hours they have put into this project.

ADJOURN

There being no further business before the Mayor and Council, Mayor Lindsey adjourned the meeting at 6:59 p.m.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of the City of Willcox held on the 17th day of October 2011. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 19th day of October, 2011

/s/ Sherry Lynn Van Allen
Recording Secretary, Sherry Lynn Van Allen

PASSED, APPROVED AND ADOPTED this 7th day of November 2011.

/S/ GERALD W. LINDSEY
MAYOR GERALD W. LINDSEY
Signed: 11-09-2011

ATTEST:

/s/ Cristina G. Whelan, CMC
Pat McCourt – Acting City Clerk,
City Clerk Cristina G. Whelan, CMC