

**CITY OF WILLCOX**  
***STATEMENT OF LEGAL ACTIONS***  
**MAYOR AND CITY COUNCIL JOINT WORK SESSION MEETING**  
**WITH THE PLANNING & ZONING COMMISSION AGENDA**

**NOTE DATE: Monday, October 17, 2011**

**NOTE TIME: 6:00 p.m.**

**City Council Chambers**  
**300 W. Rex Allen Drive**  
**Willcox, AZ**

(Mayor or Designee will read only **BOLD** print of each agenda item,  
except for Public Hearings, Petitions and Communications.)

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

2. **ROLL CALL**-Recording Secretary Van Allen called the roll:

**PRESENT**

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

**ABSENT**

Vice Mayor Monika Cronberg  
Councilman Christopher Donahue

**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

**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

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

4. **DECLARATION ON CONFLICT OF INTEREST**

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

5. **ADOPTION OF THE AGENDA**

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

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

6. **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

a City Map has been added to clarify for people looking at the title what zone they are viewing. 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 Manager McCourt noted 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 CC1 zones? The current zoning for CC2 located by the hospital is now the home of the Dentist Office and the Real Estate 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. Lorin 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. He also will ensure we are in compliance with Proposition 207 if any changes are made..

I1 Industrial Zone received no comments. Councilman Johnson asked if the City's zones have been compared to the County zones for recent updates or changes. Mr. Stoddard said he has not checked lately but he will. Mr. Stoddard informed the Council that this entire section had been revised by Scoutten and once he received them he compared the new information to towns in the surrounding areas. Mayor Lindsey has a problem with the 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. Chapter 11-18 Administration Enforcement has not undergone any changes.

Mr. Stoddard requested to go back to Planning & Zoning and review the CC1 & CC2 zones in reference to Mr. McCourt's questions and will bring the P & Z 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.

## **7. ADJOURN the work session at 7:00 pm**