

**MINUTE RECORD OF THE REGULAR MEETING OF THE PLANNING  
AND ZONING COMMISSION HELD ON THE 26<sup>th</sup> DAY OF JULY, 2017**

**CALL TO ORDER**

Chairman Jim Fusco called the meeting to order at 7:00 p.m.

**ROLL CALL**

**PRESENT**

Chairman Jim Fusco  
Commissioner Stephen Klump  
Commissioner Phil LeRoy  
Commissioner Mark Brinton

**STAFF**

Zoning Administrator Jeff Stoddard

**ABSENT**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairman Fusco led the pledge.

**CALL TO THE PUBLIC**

There was no response from the public present.

**DECLARATION ON CONFLICT OF INTEREST**

None.

**ADOPTION OF THE AGENDA**

**MOTION:** Stephen Klump moved to adopt the agenda as presented.

**SECONDED:** Commissioner LeRoy seconded the motion.

**CARRIED.**

Administrator Stoddard explained that in this Planning and Zoning meeting the Commissioners will be reviewing and making adjustments to Title 17. Once adjustments have been made and all of the commissioner's questions have been answered, the Commission will proceed to public hearings.

Chairman Fusco then proceeded with the meeting asking each Commissioner if they had any issues with Title 17.

Commissioner Brinton advised that there was a vocabulary mistake on page 17:137, Section 17.22.270. He believes that MOST should be MUST. All commissioners agreed.

Commissioner Brinton also asked why Chapter 17.22 Infill Incentive Overlay is in Title 17. Mr. Stoddard explained that it is being adopted so there are procedures for a future Infill Overlay should Council wish to adopt an area in the future.

Commissioner Leroy expressed concern on page 17:140, Section 17.24.040. He questioned how Mr. Stoddard would enforce the requirement that all structures within a neighborhood harmonize. He added that since we are trying to encourage development that we are discouraging it with this type of wording. The Commissioners all agreed that Section 17.24.040 should be removed.

Commissioner Klump added that ordinances should not be so strict on commercial and residential construction.

Commissioner Fusco expressed concern with page 17:150, Section 17.52.060, that Residential/Home Occupation was not included in this section and that with past issues, you should be allowed to live in this Zone. Mr. Stoddard explained that the Historic Preservation (HP) zoning was just an overlay zone. Mr. Stoddard also commented that he would look into it and discuss with City Manager and City Attorney. All commissioners agreed that there should be some type of residential allowed in HP zoning.

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Commissioner Fusco noted that under 17:10 Drainage Regulations in 17.10.30 G. it states "The owner or the homeowners association shall be solely responsible for obtaining a storm water detention facility(ies) inspection and certification by a Professional Engineer licensed in the State of Arizona every three (3) years or within forty five days of written request by Development Services. If possible, can we remove "every three (3) years"? It could be a costly burden to most facilities within this community. Mr. Stoddard said he would look into it, but believes that this would be ok. All commissioners agreed they would like to see "every three (3) years" removed.

Commissioner Fusco expressed concern with page 17:23 under Definition "Junk". He would like to see verbiage on old farm equipment added to definition. Also under Chapter 17.24, Section E. add "old farm equipment". All commissioners agreed.

Commissioner Fusco would like to see a definition for "Modular Homes" added to Chapter 17.02. All commissioners agreed.

Commissioner Fusco expressed concern with allowing modular homes within zones (R-1, R-2, R-3, R-4, and RR-1). He would like see the verbiage "Site built only" added to the above mentioned zones. Mr. Stoddard explained that Modular Homes are built per the International Building Codes and he believes we cannot prevent them from being built in any of these Residential Zones. Mr. Stoddard was also concerned about the fact we had already allowed modular homes within these Zones and now we are not going to allow them in these Residential Zones. Mr. Stoddard also stated he would be concerned with not allowing modular homes within these residential zones due to past lawsuits in this state and other communities around the country. Mr. Stoddard also mentioned that in a past Planning and Zoning meeting he had invited the Arizona Housing Authority and Modular Homes Representative to discuss Modular Homes. Commissioner Fusco stated that he was very concerned with allowing Modular Homes within the above listed zones. Mr. Stoddard stated that he would pass this on to City Manager and City Attorney for their recommendations and on how to proceed.

**COMMENTS ONLY, FROM COMMISSIONERS, NOT FOR DISCUSSION.**

Chairman Fusco would like to have the starting time of 6:00 p.m. for future Planning and Zoning meetings put on the next Agenda.

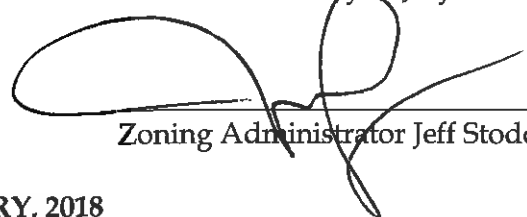
**ADJOURN**

Chairman Fusco adjourned the meeting at 8:15 p.m.

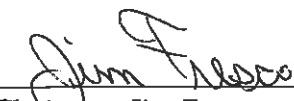
**CERTIFICATION:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Planning and Zoning Commission of the City of Willcox held on the 26<sup>th</sup> day of July 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 26<sup>th</sup> day of July 2017

  
\_\_\_\_\_  
Zoning Administrator Jeff Stoddard

**PASSED AND ADOPTED THIS 24<sup>TH</sup> DAY OF JANUARY, 2018**

  
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Chairman Jim Fusco