

CITY OF SOMERTON

Planning and Zoning Commission

Regular Meeting Minutes

April 16, 2018

Call to Order:

Chairman Flores called the meeting to order at 6:00pm at the Somerton City Hall, Council Chambers, 143 N. State Avenue, Somerton, Arizona.

Roll Call:

Present: Chairman Daniel Flores, Vice-Chairman Ronald Rice, Commissioner Lorena Zendejas, Commissioner Candelario Rangel, Commissioner David Gonzalez and Commissioner Cristobal Garcia.

Absent: Commissioner Armando Leon

Staff Present

Hector Tapia – Interim City Manager
Carmen Juarez - Community Development Director
Saul Albor – Planner I

Pledge of Allegiance: Recited in unison

Approval of Minutes:

Minutes for the special worksession on March 27, 2018 were presented for approval. Vice-chairman Rice first motioned to approve, second by Commissioner Garcia. Motion passed 6-0.

Call to the Public:

No public comments were presented.

PUBLIC HEARING:

ALL ITEMS ARE FOR DISCUSSION AND POSSIBLE ACTION.

1. **Conditional Use Permit Case No. PLN18-00002:** Saul Albor presented this item to the P&Z Commission, the applicant Bienestar Childcare Center LLC is requesting a conditional use permit to allow the leasing and operation of a daycare center at the Tierra del Cielo Apartment complex located at 144 W. Brenda St. in the Multi-Family

Residential (R-3) zoning district as required in the Somerton Zoning Ordinance, Section 2.3.3, Table 2.3.1.

Mr. Albor stated that the lease area consists of 1600sf of an existing 3000sf building and that it would contain a child care center, men and women restrooms, children restroom, kitchen, reception area and a 3300sf fenced play area. This business is expected to employ 10 staff members. Explained the Commission the required findings and the conditions of approval in the staff report, staff is requesting if this item is approved.

A representative of Bienestar Childcare Center LLC was present and answered some questions from the Commissioners.

Vice-chairman Rice first motioned to approve this request, Case #PLN18-00002. Second by Commissioner Gonzalez, motion passed 6-0.

2. **Zoning Ordinance Text Amendment Case No. PLN18-00003:** Carmen Juarez presented this item to the P&Z Commission. Explained that this is a City's initiative proposing the reduction of the existing open space requirement for new developments in residential, commercial and industrial districts, if this request is approved, it would reduce the current percentage of open space required in all zoning districts. The city is proposing this reduction of requirements as a way to incentivize new developments within the city.

Ms. Juarez explained the proposed changes to the current zoning code, stated that as part of this code amendment process, staff has met with several local developers in different occasions and held a worksession on March 27, 2018 with the Planning and Zoning Commission to explain all the changes and ask attendees for comments Ms. Juarez stated that during this worksession and meetings with staff, several developers expressed concerns with the existing percentage of open space requirements and compared it to Yuma and San Luis code regulations.

During this public hearing, several local contractors were present and asked the P&ZC to consider the reduction of percentage for all zoning districts from 20% in residential districts, 15% in commercial districts and 10% in industrial districts to 0% instead of the staff proposed 5% for all zoning districts. Staff explained the proposed changes and clarified that in the residential zoning districts, the proposed 5% open space requirement would only be applicable to subdivisions not abutting sections of pathways established in the city's adopted pathway masterplan. For those subdivisions abutting pathway sections, they would only be required to improve those sections. Ms. Juarez explained that drainage capacity still shall be required aside from the open space or pathway improvements requirement.

After a very lengthy discussion with input from several contractors, staff and the commissioners present, staff requested a motion for the P&Z Commission to recommend Council to reduce the open space requirements to 5% for all zoning districts along with other changes in Section 4.4 of the Zoning Code included in the staff report presented.

Vice-chairman Rice first motioned to approve this request, Case #PLN18-00002 to reduce the open space requirement to 0% in all zoning districts. Second by Commissioner Zendejas, motion passed 6-0

Summary of Current Events:

1. Next regular meeting is scheduled for May 21, 2018.
2. Update of current events: Ms. Juarez gave a summary of the ongoing projects within the City.

Adjournment:

Motion: Commissioner Zendejas motioned to adjourn. Commissioner Gonzalez second the motion. Motion passed 6-0. Meeting adjourned at 7:40PM.

Daniel Flores
Chairman

7-31-18
Date