

Planning and Zoning Commission

Regular Meeting

January 27, 2014

Call to Order:

Chairman Leon called the meeting to order at 6:00pm at the Somerton Public Safety Building, Training Room, and 445 East Main Street, Somerton, Arizona.

Roll Call:

Present: Chairman Armando León, Vice-chair Daniel Flores, Commissioner Alfredo Caro, Commissioner Ronald Rice and Commissioner Lorena Zendejas.

Absent: Commissioner Agustin Tumbaga and Commissioner Juan Zazueta.

Pledge of Allegiance: Recited in unison

Approval of Minutes:

Minutes from the December 16, 2013 meeting presented for approval.

Commissioner Rice first motion to approve the minutes as presented, second by Vice-chair Flores. Motion passed 5-0.

Call to the Public:

No public comments.

Open Public Hearing

1. Conditional Use Permit #CUP01-14:

Carmen Juarez presented this item, a request by Victor Lozano for a conditional use permit to allow the permanent installation of a mobile home for residential use at a property located at 1302 E. Main St. in the General Commercial (C-2) zoning district as required per Zoning Ordinance Section 8.1.D.k.

Carmen Juarez presented the staff report and explained the findings required and staff conclusions for each of the six questions that must be answered affirmatively in accordance with Section 3.2.F of the City of Somerton Zoning Ordinance. And also explained the conditions of approval proposed by staff.

Chairman Leon asked if this property was located within the HNAPZ and if staff had not received any comments from MCAS.

Carmen Juarez stated that at the time of preparing the report, staff had not received comments from MCAS on this request but mentioned that the P&Z Commission may add as an additional condition that MCAS must approve the request.

Staff recommended that the P&Z Commission approve the Conditional Use Permit to allow the permanent installation of a mobile home for residential use at 13002 E. Main Street subject to the conditions listed in Exhibit A of the staff report.

Motion: Commissioner Zendejas motioned to approve CUP01-13 as presented and including an additional condition of staff obtaining MCAS approval. Second by Commissioner Caro. Motion passed 5-0.

2. Conditional Use Permit #CUP02-14

Carmen Juarez presented this item, a request by Adonai Construction on behalf of Santiago Aguirre for a conditional use permit to allow a secondary driveway at a property located at 466 E. Ramona St. in the Low Density Residential (R-1-8) zoning district as required per Zoning Ordinance Section 3.2.B.

Carmen Juarez presented the staff report and explained the findings required and staff conclusions for each of the six questions that must be answered affirmatively in accordance with Section 3.2.F of the City of Somerton Zoning Ordinance. And also explained the conditions of approval proposed by staff.

Carmen Juarez stated that in 2010 City Council approved an amendment to the Code that pertains to conditional use permits and allowing for several uses to be permitted under a CUP, amongst the new uses allowed is the designation of the size, number, location and nature of vehicle access points in residential subdivisions.

Staff recommended that the P&Z Commission approve the Conditional Use Permit to allow a secondary driveway at a property located 466 E. Ramona Street subject to the conditions listed in Exhibit A of the staff report.

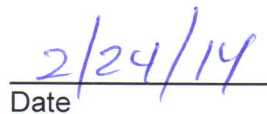
Motion: Commissioner Caro motioned to approve CUP02-14 as presented. Second by Commissioner Zendejas. Motion passed 5-0.

Summary of Current Events:

- Next regular meeting is scheduled for February 24, 2014
- Status of Zoning-Subdivision Code – Carmen stated that staff and consultant will be reviewing a draft of the document on 1/30 during an all-day worksession.
- Status of Development Impact Fee Update – Carmen stated that the first public hearing was held in January and the Infrastructure Improvement Plan and Land use Assumption Plan is scheduled to go before Council on 2/18/14 for adoption.

Adjournment:

Motion: Vice-chair Flores motion to adjourn. seconded by Commissioner Rice. Motion passed 5-0. Meeting adjourned at 7:02PM.


Armando León, Chairman
Date