

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES**

MEETING MINUTES OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, FEBURARY 7, 2013 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Meeting was called to order by Chairman Wooley at 6:00 PM.

ROLL CALL:

Present: Wooley, Putrick, Petty, Anderson and Reed.

PLEDGE OF ALLEGIANCE

Chairman Wooley led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the special meeting conducted September 6, 2012.

On motion of Vice-Chair Putrick, seconded by Commissioner Reed and carried to approve the meeting minutes of September 6, 2012.

PUBLIC HEARING

**CASE PZC-02-13-ORD
(INDUSTRIAL AND OTHER LAND USES TEXT AMENDMENT)**

PRESENTATION/DISCUSSION/RECOMMENDATION of a Text Amendment application by the Town of Florence amending the Town of Florence Code of Ordinances. More specifically, an Ordinance of the Town of Florence, Pinal County, Arizona amending Title XV: Land Usage, Chapter 150 Development Code, Sections 150.031 Defined Words, 150.047 District Use Regulations Tables (A), 150.047 District Use Regulations Tables (B), 150.048 Rural Agricultural (RA-10), 150.049 Rural Agricultural (RA-4), 150.064 Light Industrial (LI) and 150.065 Heavy Industrial (HI). (PZC-02-13-ORD)

Gilbert Olgin, Town Planner stated, The Town's Development Code should be reviewed on a regular basis and updated to provide greater

clarification where needed and to remove redundancies and address deficiencies that are noted over time. The Mayor and Town Council conducted a work session addressing various proposed text amendments to the Development Code that would be pursued and this amendment reflects the direction provided to staff at the work session.

Major changes proposed are summarized as follows:

1. To formalize the past zoning interpretation the Community Development Director, which was also discussed and validated during the recent zoning process for the proposed CCA expansion, staff is proposing that correctional facilities and similar uses be specifically defined in the Development Code and listed in the use tables. This change is consistent with past operating procedures and the Town's General Plan.
2. Per the direction of Council, staff is proposing more clarity regarding agricultural and farming uses. These changes continue to support general farming and agricultural uses, but place limitations on more industrial and intense types of uses such as dairies, slaughterhouses and similar uses that could have dramatic impacts (noise, odors, etc.) to surrounding properties.
3. To reduce the potential for conflicting interpretations, various uses that were already listed in the land use tables were removed from their respective district sections.
4. Church and public schools were removed from the land use tables based on provisions of State and Federal laws. Public schools are not subject to zoning and churches may locate in any zoning district by right, subject to complying with basic development standards.
5. Where some uses were identified in the Code, but not defined and their definition could be open for interpretation, staff proposed new definitions. Staff is proposing commonly accepted definitions of big box retail, manufacturing and light manufacturing. This also changes the terminology used for manufacturing uses.
6. Staff is also proposing the removal of the current definition for restaurant so that restaurants simply fall into two categories: sit down or drive-thru.
7. Other minor changes reflect suggestions made over time by the Mayor and Town Council, Planning and Zoning Commission, Historic District Advisory Commission and Economic Development Coordinator.

These changes will complement recent text amendments processed, including those for the DC Zoning District. Other changes are being worked on at this time and will be presented for discussion at a later date. Staff recommends approval of the proposed text amendment.

Chairman Wooley opened and closed the public hearing with no public comment.

Commissioner Reed asked if the CCA was expanding with the new immigration reform. Both Geo and CCA are making record profits and I am worried about the Town coffers and the General Fund.

Mr. Olgin, stated that staff has not received any plans or submittals for potential expansion regarding the issue. Once any expansion plans become public record, staff will inform the Commission. There have been plans submitted in the past by Geo, but they were halted.

Commissioner Anderson asked about the tables under 150.047 and what the letters, underlining and strikethroughs were intended for. Specifically, what did G mean under the table?

Mr. Olgin answered that staff has proposed to change the table since these uses are being changed in the table. The strikethrough shows what is being removed, underline shows what is being added, and the letters pertain if the use is permitted, not allowed or conditional use within the district. In the case of the letter G, it should reflect as the letter C, meaning conditional use. The strikethrough does make it look like the letter G.

Commissioner Anderson asked about the tables and agricultural changes. He also noticed in 150.048 RA-10 is primarily gutted and also commented that he noticed the same with the tables. The same applies for the next agriculture section 150.049. On page three, there is nothing there except for church and feedlots.

Mr. Olgin stated that it was being interrupted by the next page and continues on the following page. What exist now within the text, staff listed purpose, permitted and conditional uses. These uses did not always follow what was stated on the table. This would cause misunderstandings and discrepancies on what was allowed. Staff took all the permitted uses out of the list to have one area to go to for uses. If you wish to see what uses are permitted now, you would look under the table of what is permitted in this zone.

Commissioner Anderson, stated, I understand that, but the table does not have any other uses on the list for RA-10? Why don't we have the full tables in our packet?

Mr. Olgin, commented that's when the Code is adopted by Council, then customers would have the ability to view the full table. The Code has two tables that address both residential and commercial in the Code. For tonight, staff did not add the full table because it is not being addressed within this text amendment.

Heath Reed, Senior Planner and Chairman Wooley both noted that the tables are in the Code and are addressed. The reason why they are not in the packet is because they are not being changed. The text amendment is focusing on the areas that are being changed within the Code.

Mr. Olgin, mentioned that what is present is a portion of the tables where this text amendment is being changed. Staff purposely submitted the report in this manner to limit confusion and to make sure the meeting stays on track on what is being changed. If you come to us for a residential question, staff goes to the table for residential uses from RA-10 to PUD. The same goes with commercial, staff goes to the commercial table to answer the questions. This makes the code unified and simpler to find one answer.

Commissioner Anderson asked if cemeteries are within the RA-10 table.

Mr. Reed stated that it is addressed in the table and where it can be found. Then he proceeded to read what is allowed under RA-10 to the commission.

Chairman Wooley asked about statement seven (7) on staff report. Can we go into a little more in detail. The Commission is approving something that is really not there. What changes are we making? Number seven is a little vague.

Mr. Olgin, addressed the Commissioners question.

Commissioner Anderson asked about 150.049 RA-10, within this code, it states a more intense use. What is a more intense use?

Mr. Olgin re-stated the question and said a more intense use would be interpreted as slaughter house, pig farm, or commercial uses within a farm.

Commissioner Anderson moved to approve the text amendment under the condition that Section 150.047, both Tables A and B be added to the packet for council to review of the text amendment.

On motion of Commissioner Anderson, seconded by Vice-Chair Putrick and carried to forward a favorable recommendation to Town Council on a text amendment application by the Town of Florence amending the Town of Florence Code of Ordinances. More specifically, an Ordinance of the Town of Florence,

Pinal County, Arizona amending Title XV: Land Usage, Chapter 150 Development Code, Sections 150.031 Defined Words, 150.047 District Use Regulations Tables (A), 150.047 District Use Regulations Tables (B), 150.048 Rural Agricultural (RA-10), 150.049 Rural Agricultural (RA-4), 150.064 Light Industrial (LI) and 150.065 Heavy Industrial (HI). (PZC-02-13-ORD)

CALL TO THE PUBLIC/ COMMISSION RESPONSE:

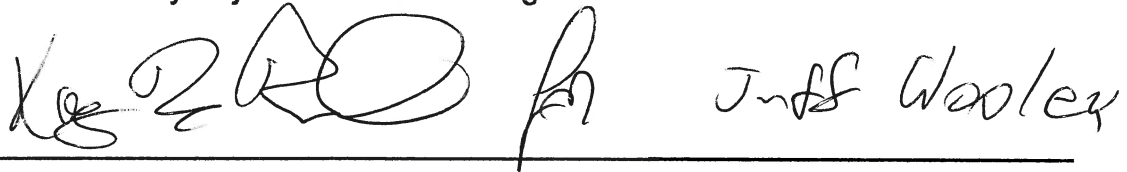
Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

CALL TO THE COMMISSION

Commissioner Anderson asked about the Town sign on the National Bank of Arizona site and why the Commission did not get to see more than just a presentation.

ADJOURNMENT

Chairman Wooley adjourned the meeting at 6.23 PM.

A handwritten signature in black ink, appearing to read "Jeff Wooley", is written over a horizontal line. The signature is cursive and somewhat stylized.

Chairman Wooley