TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
MEETING MINUTES

REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, NOVEMBER 21, 2013 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wooley called the meeting to order at 6:00 p.m.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on September 5, 2013.

On motion of Commissioner Anderson, seconded by Commissioner Reed and carried to approve the minutes of the regular meeting conducted on September 5, 2013.

WORK SESSION

CASE PZC-34-13-ORD
MANUFACTURED HOME SUBDIVISON RURAL ORDINANCE

Ordinance of the Town of Florence, Pinal County Arizona amending the Town of Florence Code of Ordinances, Title XV Land Usage, Chapter 150 Development Code, Section 150.031 Defined Words, Section 150.047 District Use Regulations Table (A) and adding a new section entitled "Manufactured Home Subdivision Rural (MHSR)".

Mr. Mark Eckhoff, Community Development Director opened by explaining the process in which Town staff came up with multiple options. After the previous public hearing that was held on November 7, 2013 pertaining to the Manufactured Home Subdivision Rural Ordinance, staff approached the work session by giving multiple options and creates a comparable zoning if the Arizona Farms Annexation is approved. This is not a zone change and is only in

preparation of the annexation that comparable zoning is in place if the annexation is approved.

Based on comments received before, during and subsequent to the November 7, 2013 Planning and Zoning Commission meeting, staff has prepared updated draft ordinances for the proposed MHSR Zoning District, which could be used as the comparable zoning to apply to the Wild Horse Estates subdivision upon possible annexation into the Town of Florence. Options A-E are included with this staff report as a starting point for the discussion at the work session. There is also the ability to modify and/or merge options as appropriate.

The intent of this work session is to give Wild Horse Estates property owners an additional opportunity to assist in formulating the framework of the proposed Zoning District. This new Zoning District would only be applied if the subject area is successfully annexed.

Each option has similarities. Respectively, each property is roughly over an acre parcel with similar setbacks that are the same and the types of homes are either manufactured or site built. The difference is in animals and types of animals allowed per each option.

Commissioner Anderson asked about Option E. It says two horses are permitted on page four, and later on it says four horses are permitted.

Mr. Eckhoff responded that by right, each owner can have two horses like in the County. A Use Permit would allow up to two more, totaling four horses if approved.

Discussion on verbiage of options A & B.

Discussion was had on the current zoning and type of homes out in Wild Horse Estates. Further discussion was on changing the title of the proposed zoning district.

Chairman Wooley suggested that the language be changed to reflect the current housing situation that persists in Wild Horse Estates.

Discussion was had on options C, D and E.

Chairman Wooley asked the public to identify which option they prefer.

The Planning and Zoning Commission along with the public and Town staff decided to move forward with options C and E.

Discussion was had on the Conditional Use Permit and grandfathering animals into the proposed zoning district.

No motion was taken.

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

ADJOURNMENT

The meeting was adjourned at 8:07 pm.

X_____
Chairman Wooley

LARRY PUTRIOX for Jeff Wooley