



**MINUTES OF THE
 HUACHUCA CITY TOWN PLANNING AND ZONING
 REGULAR MEETING
 WEDNESDAY, SEPTEMBER 4, 2019 AT 7:00 PM
 HUACHUCA CITY TOWN HALL-500 N. GONZALES BLVD.
 HUACHUCA CITY, AZ 85616**

AGENDA

A. Call to Order

Mary Charlton

- Pledge of Allegiance
- Roll Call and Ascertain Quorum

The meeting was called to order at: 7:00 pm

The Pledge of Allegiance was led by: Vice Chair Mary Charlton

Roll Call: Town Liaison Banks

<i>Present:</i>		<i>Absent:</i>
	Dr. Jim Johnson- Building Official	Tiffany Chavez- Chair
Jeffrey Ferro- Committee Member	Joy Banks- Town Liaison	
Mary Charlton- Committee Member		
Jean Post- Committee Member		

B. Call to the Public

Vice Chair

P&Z Commission may make and open call to the public during a public meeting. Individual P&Z Commissioners may respond to criticism made by those who have addressed the Commission, they may ask staff to review a matter or they may ask that the matter be put on a future agenda. Commissioners shall not discuss or take legal action on matters raised during an open call to the public unless the matters have been properly noticed on the agenda for discussion and legal action A.R.S. 39-731.01 (G). In order to speak during Call to the Public, please specify what you wish to discuss when completing the call to the Public form but can be scheduled under future unfinished business.

C. Consent Agenda

Vice Chair

All items listed in the Consent Agenda are considered routine matters and will be enacted by one motion of the Commission. There will be no separate discussion of these items unless a Member of the Planning & Zoning Commission requests that an item or items be removed for discussion. Commission Members may ask questions without the removal of the item from the Consent Agenda. Items removed from the Consent Agenda are considered in their normal sequence as listed on the agenda, unless called out of sequence.

- C.1 Consider approval of the minutes of the regular P&Z commission meeting held on June 5, 2019.
- C.2 Consider approval of the minutes of the P&Z Commission work session held on August 7, 2019.
- C.3 Consider approval of the minutes of the regular meeting and public hearing held on August 7, 2019.

Motion C: Open item for discussion and/or action		Action: Open
Moved by: Vice Chair Charlton	Seconded by: Committee Member Ferro	

Motion C: continued to next month for correction		Action: Approved
Moved by: Vice Chair Charlton	Seconded by: Committee Member Ferro	

D. Zoning Administrator Report

Zoning Administrator

Dr. Johnson: Industrial Hemp discussions will start next month. Medical marijuana, infusion kitchens and industrial hemp is an industry that is booming and we will need to start looking at those. We did complete the electrical upgrade on Southwest Motors in accordance to the CUP.

E. Unfinished Business before the Commission

Vice Chair

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Chair and explained by staff. Any citizen who wishes, may speak one time for five minutes on each agenda item before or after Committee discussion. Questions from Committee Members, however, may be directed to staff or a member of the public through the Chair at any time.

E.1 Discussion only (Dr. Johnson): Planning & Zoning Commissioner Duties Training by Zoning Administrator Dr. Jim Johnson

Motion E.1: Open item for discussion and/or action		Action: Open
Moved by: Vice Chair Charlton	Seconded by: Committee Member Ferro	

Committee Member Ferro: Could we move training to next month when Chair Chavez is here?

Dr. Johnson: Yes we can if you all agree that is what you want to do.

Motion E.1: Moved to next month		Action: Approved
Moved by: Vice Chair Charlton	Seconded by: Committee Member Ferro	

E.2 Discussion and/or action: [D. Johnson]: Allowable uses in the business districts

Motion E.2: Open item for discussion and/or action		Action: Open
Moved by: Vice Chair Charlton	Seconded by: Committee Member Ferro	

Dr. Johnson: The yellow highlighted areas are the areas from last month that you wanted addressed. Under adult businesses you wanted to add the C2.

Agriculture: more defined, open and with green house. There is no farming allowed in city limits. Does not include Medical marijuana cultivation.

Under Veterinarians, Animal Hospitals and Clinics: No large animal added

Livestock: horses, burros, donkeys, mules, not permitted except in the R1. Must have over 4 acres to have one, then for every acre over one more.

Livestock: cattle, sheep, hogs, rabbits, poultry not permitted at all

Antennas and Towers: C3 got added

Satellite dishes and smaller antenna: No primary use

Eating and drinking establishments: Mobile Food Vendor added to C3 zone

Education and Religious: Daycare centers and group homes added to BC with CUP

Medical Marijuana Cultivation/Infusion Facility, Infusion kitchens? In C2? More discussion

We have had people come and ask about medicinal marijuana, infusion kitchens and cultivation.

I recommend we leave the infusion kitchen to next month and discuss it more.

More discussion will be needed on the medical marijuana, infusion kitchens and hemp cultivation

Cemeteries/Columbarium: All zones CUP

Golf Courses: in residential but not in industrial/business zones, they consume large areas and tax revenues, we do not want to give up large areas of land where businesses can go into because we don't have much

Hospitals: not permitted unless in a C2 or BC under a CUP, because of the helicopters

Recycling Centers: that one is a mistake and will be fixed

Solid waste transfer stations: will also get fixed

Residential: Hotel/Motel: added to light industry

Storage and Warehouse: We need to clarify this one, reword it

Vehicle sales: was fine

Jeffrey Ferro: I have many questions but will wait until Chair Chavez is back.

Dr. Johnson: Get me a copy of all your questions and I will make sure I have answers for you.

Jeffrey Ferro: Should I CC Chair Chavez?

Dr. Johnson: Yes.

Microbrewery/Micro-Distillery: only in C2, these are distilleries/ factories that's why it's in C2, do you want to allow it in a C3?

Councilmembers: leave it

Dr. Johnson: Ok

F. New Business before the Commission

Chair

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Chair and explained by staff. Any citizen who wishes, may speak one time for five minutes on each agenda item before or after Committee discussion. Questions from Committee Members, however, may be directed to staff or a member of the public through the Chair at any time.

F.1 None

G. Reports of Current Events by Committee Members

Joy Banks: SVMPO, We are looking at getting an emergency signal to be installed in front of Town Hall/ Fire station on School Drive. The process has already started and we won't be paying for it.

H. Items to be placed on future agendas: The training session and discussion on hemp.

I. Adjournment: 7:45 pm


Motion: to Adjourn		Action: Approved
Moved by: Vice Chair Charlton	Seconded by: Committee Member Ferro	

Meeting was adjourned at 7:45 pm September 4, 2019.

Approved by Mary Charlton, October 2, 2019



Mary Charlton, Vice Chair

Attest: 

Janine Collins, Town Clerk

Seal: 

Certification

I hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting for the Huachuca City Town Council held on August 7th, 2019. I further certify that the meeting was duly called and a quorum was present.



Janine Collins, Town Clerk