



## AGENDA WITH ACTIONS

Planning & Zoning Commission

Tuesday, September 20, 2022, 5:30 p.m.

City Hall Council Chambers

425 E. 10<sup>th</sup> Street

1. Call to Order

The meeting was called to order at 5:30 pm

2. Roll Call

	<u>Present</u>	<u>Absent</u>
Frank Ambriz	X	
Greg Abrigo	X	
Louie Garcia	X	
Bill Wendt		X (excused)
Frank Rivera	X	
Elizabeth Sanchez	X	

3. Persons wishing to address the Commission in writing or verbally on any items not on the agenda.

Steven Helffrich, 1303 N. F Avenue, Douglas, AZ 85607, asked the Planning & Zoning Commission to consider supporting inclusion of toxic and hazardous waste remediation of the Phelps-Dodge Smelter Site in the scoping for the Raul Hector Castro Land Port of Entry and Proposed Commercial Land Port of Entry Environmental Impact Statement.

4. Staff Communications

- a. Action Agenda August 16, 2022 Public Hearing & Regular Meeting
- b. American Planning Association, The Commissioner articles on Emergency Managers, Regulatory Takings (Part 1 of 2), and A Good Comprehensive Plan
- c. Building Specialist position open and posted online
- d. Updated City Zoning Districts Maps available in October
- e. City of Phoenix General Design Guidelines for Historic Properties (1996)

City Planner, William Osborne presented the staff communications to the Commission. Chair Ambriz and other Commissioners had a number of questions on each of the staff communication items, and Mr. Osborne responded to each. A discussion about the General Plan Update, and a few likely Code Amendment proposals followed.

5. Presentation of Staff Report for Public Hearing:

- a. (CUP-2022-03) Baltierrez Accessory Dwelling Unit in MHR Zoning District. In order to comply with the City’s Zoning Ordinance (APN 41016089), an application covering a detached housing unit of lesser size than the principal



mobile home residence on the 0.16-acre Mobile Home Residence (MHR) parcel is proposed as accessory with a conditional use permit (CUP).

City Planner presented the staff report for CUP-2022-03 to the Commission.

After asking staff a number of questions, the Commission opened the public hearing on CUP-2022-03 for public input.

**6. PUBLIC HEARING**

The applicant of CUP-2022-03, Sergio Baltierrez, addressed the Commission in Spanish to provide information and answer questions.

Elsa Medeguari, 1200 E. 23<sup>rd</sup> Street, testified against the proposed CUP. The P&Z Commission Chair closed the public hearing.

**7. REGULAR MEETING - ACTIONS**

- a. Discussion/Decision on CUP-2022-03. Commissioner Garcia motioned to approve CUP-2022-03, seconded by Commissioner Sanchez. Motion to approve CUP-2022-03 passed by a vote of 3-1-1.

**8. ADJOURNMENT**

Commissioner Abrigo motioned to adjourn, seconded by Commissioner Sanchez.

Motion to adjourn the meeting passed by a vote of 5-0.

Meeting was adjourned at 7:06 pm

A handwritten signature in blue ink, appearing to read 'William D. Od'.

Posted at City Hall @ 3:45 p.m. on 9/26/2022