



Notice of Public Hearing of the Planning & Zoning Commission of the City of San Luis

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
TUESDAY, JANUARY 12, 2016, 7:00 P.M.**

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of San Luis and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on January 12, 2016 at 7:00 p.m. at the San Luis Council Chambers 1090 E. Union Street.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the San Luis Planning & Zoning Commission are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent to Department of Development Services to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 has been waived.

MEMBERS OF THE CITY OF SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

CONSENT CALENDAR - all items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

1. Approval of Minutes

- **Regular Planning & Zoning Commission Meeting held November 17, 2015**

2. Withdrawals by Applicant – None

3. Time Extensions – None

4. Continuances - None

5. Approvals – None

PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

1. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2015-0574, A request by Nicholas Ramos, agent on behalf of Estanislao Escobosa, property owner, for a Conditional Use Permit as per Article 2-6 Chapter 6 Section 6.1- C.3 of the City of San Luis Zoning Ordinance to allow the establishment a religious institution (San Luis Kingdom Hall of Jehovah’s Witnesses) in a Medium-High Density Residential (R-2) zoning district, Assessor’s Parcel No. 227-10-008, located Southeast Corner of Avenue F and Aracely Street. San Luis, Arizona.
2. Public hearing discussion and possible action on any and all matters regarding Text Amendment Case No. 2015-0655, An amendment to the San Luis City Code, Zoning Regulations §152.026(G)(3) from four (4) votes to a majority of a quorum in order for the Planning and Zoning Commission pass a motion.
3. Public hearing discussion and possible action on any and all matters regarding Text Amendment Case No. 2015-0656, An amendment to the San Luis City Code, Chapter 152 Zoning Regulations §152.061, §152.075, §152.078, §152.090, §152.091, §152.092 and multiple residence zoning districts Table 4 and 5 relating to minimum lot size for single residence dwellings and eliminating single residence dwellings from the multiple residence zoning districts “R-2” and “R-3”.

ITEMS REQUIRING DISCUSSION AND/OR ACTION– the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

1. Discussion and possible action on any and all matters regarding Subdivision Case No. 2015-0482F, a request by Nicklaus Engineering, Inc., on behalf of San Luis Port, LLC, for Final Plat approval regarding San Luis Port Subdivision, Phase 1. This subdivision will contain approximately 27 acres and is proposed to be divided into 8 lots and 1 tract with commercial (C-2) and Industrial (L-1) zoning districts. The property is located in the northeast corner of County 24th Street and Avenue E, San Luis, Arizona. (This item was continued from December 8, 2015 regular meeting).

2. Election of Officers
3. Discussion and possible action on any and all matters regarding scheduling Open Meeting Law refresher and training on Roberts' Rules for Planning and Zoning Commission by City Attorney **(Kay Macuil)**

INFORMATION AND DISCUSSION ITEMS

Staff/Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date.

- None

CALL TO THE PUBLIC: This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, P. O. Box 1170, San Luis, AZ 85349; (928) 341-8520.