

MINUTES
TOWN OF QUARTZSITE
465 NORTH PLYMOUTH AVE, QUARTZSITE AZ 85346
SPECIAL MEETING of the
PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 24, 2015, AT 3:00 P.M.

CALL TO ORDER: 3:02 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Kuehl

ROLL CALL:

Chairperson: Terry Frausto, present
Commissioner: Jim Murphy, present
Commissioner: David Collier, present
Commissioner: Steve Schue, present

Vice Chairman: Jesse Hearne, absent
Commissioner: Dennis Kuehl, present
Commissioner: Dennis Dole, present

STAFF PRESENT: Town Manager, Skylor Miller, and Building Inspector, Tonya Hoogerwerf.

AGENDA ITEM:

1. Discussion on rezoning sections of Mockingbird corridor for future commercial land use and possible recommendation to Council.

Town Manager Miller presented information regarding the Mockingbird Corridor, including the Assessor's map and the zoning for all the properties within the corridor. This issue was brought up due to a property owner's request to rezone his property to Commercial to extend the commercial Main Street corridor. It was discussed how the Town would go about amending the future land map for this part of the Town limits. Town Manager Miller explained the meeting was an informal brainstorming session.

A discussion was held about where Main Street might align with Mockingbird Street from Riggles Road going east. The east end of Mockingbird was the consensus, and if Mockingbird does become a commercial corridor, then future plans would have Mockingbird and Main Street aligned.

Skylor Miller stated that the Town is not planning to rezone all the properties in the Mockingbird Corridor. The Town simply needs to generate a future land use plan and map for the General Plan. So if a particular property owner would like to rezone in the future, they can do so. The Town is not forcing owners to rezone; it is just focusing on future growth areas.

There was a discussion of the properties, their value, property taxes and any encroachment on residential properties.

It was noted that the Mockingbird Corridor is marketable land for future commercial use. The benefits of designating the land area close to I-10 for future use were reviewed. Some benefits listed were: property value, ease of expansion, potential to increase the workforce, and expansion of the water and sewer to this area. Although the water and sewer are not extended down along Mockingbird Street, the stub is available on Riggles Road.

Town Manager Miller stated a tentative time table from the meeting might be to shape and set up a corridor map, put together the strengths and weaknesses, and then set up the public hearings to make any amendments to the General Plan. He suggested that the Town hold an open house to get input from the public. He said the Town would appreciate the public participation and that it was very important to the process. He stated the General Plan is a guideline, but not a strict guideline, and not strictly followed in the state of Arizona. He said the Town needs to address the issue of General Plan update and amendment now.

The properties in the area will maintain their current zoning until the landowners propose then to be changed.

Commissioner Murphy motioned to adjourn the meeting, and Commissioner Dole seconded. All were in favor. Motion Passed.

ADJOURNMENT: 4:25 p.m.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting held on June 24, 2015, of the Planning & Zoning Commission of Quartzsite, Arizona, and that a quorum was present.

Dated this _____ day of _____, 2015

Tonya Hoogerwerf, Building Inspector

APPROVED:

Terry Frausto, Commission Chairperson