

**PLANNING AND ZONING MINUTES**  
**MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION**  
June 11, 2019

1. CALL TO ORDER

Chair Andrew Abernathy opened the meeting at 6:25pm.

2. PLEDGE

Chair Andrew Abernathy led the pledge.

3. ROLL CALL

Andrew Abernathy, Angie Roberts, and Dennis Bringham were present. David Lambert and Elton Bowman were absent. A quorum was present.

4. WORK SESSION

Planner Michelle Johnson provided several chapters that the City Attorney had reviewed.

Article 3 Site Plans

All minor word or phrase changes suggested by the attorney were accepted. There were no changes to content.

Article 2A Conditional Use

All minor word or phrase changes suggested by the attorney were accepted. Several words and sentences deemed too subjective were deleted by the Commission, without changing the meaning of the paragraph. The attorney will be asked to provide wording suggestions for two clauses that the Commission desires to retain within the document but that the attorney suggested were unclear. These clauses relate to 1) factors to be considered during a conditional use hearing, specifically the compatibility or incompatibility of the proposed use to the surrounding area and 2) the organization of the lists of uses acceptable to be proposed for each zoning district.

Article 16A RV Parks

Dimensions for individual spaces were deleted. The Commission felt that as long as each individual RV space met the minimum size, the shape and dimensions of the individual space should be up to the park owner to determine, knowing that the shape and dimension need to accommodate the setbacks.

Article 18 Non-Conforming Uses

Reference to ARS § 9-462.02(B) was included upon the suggestion of the attorney. All minor word or phrase changes suggested by the attorney were accepted.

Article 17 Lighting

Several definitions were added when the attorney discovered lighting-specific terms were not defined within the document. The Commission requested the attorney to provide guidance on how and when to require non-compliant fixtures into compliance. The Commission wondered if amending the lighting code into the Building Code would allow greater ability to require compliance than keeping the chapter within the Zoning Regulations.

## 5. ADJOURNMENT

The meeting adjourned at 7:45 pm.