

**GRAHAM COUNTY PLANNING AND ZONING
PUBLIC NOTICE
AGENDA**

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Graham County Planning & Zoning Commission and to the general public that the Planning & Zoning Commission will hold a meeting open to the public on the following date, at the following time and at the following location:

DATE: November 16, 2022
TIME: 9:00 A.M.
PLACE: General Services Building
921 Thatcher Blvd.
Safford, Arizona 85546

ADMINISTRATION:

1. Call to Order
2. Roll Call
3. Approval of the minutes for the October 19, 2022, Planning and Zoning Commission Meeting.

PUBLIC HEARINGS:

4. REZ 864-22 (APN 105-28-050) Request made to re-zone 5.76 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is the south side of the canal and Bryce Eden Rd. between Watson Rd. and Hubbard Cemetery Rd., Thatcher.
5. REZ 865-22 (APN 105-28-051) Request made to re-zone 3.86 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is the south side of Bryce Eden Rd. north of the canal between Watson Rd. and Hubbard Cemetery Rd., Thatcher.
6. REZ 866-22 (APN 105-28-052) Request made to re-zone 4.83 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is north of Bryce Eden Rd. between Watson Rd. and Hubbard Cemetery Rd., Thatcher.
7. REZ 867-22 (APN 104-39-172) Request made to re-zone 1.06 acres from current A (General Land Use) to C-M (Commercial Manufacturing land use) for the purpose of building a commercial storage building/shop for Elements Construction. The owner is Levi Palmer. The situs is just west of the Stadium Club on 8th Street and across from the Cauthen Residence in Thatcher.
8. REZ 868-22 (APN 114-22-112) Request made to re-zone from current A (General Land Use) to M-X (Unlimited Manufacturing) for the purpose of off-site cultivation of cannabis. The owner and requestor Serasa Farm Inc., Rafael Yermayan. The situs is 28250 S. Brookerson Rd. Willcox, AZ 85643.

9. REZ 869-22 (APN 114-22-028B) Request made to re-zone from current A (General Land Use) to M-X (Unlimited Manufacturing) for the purpose of off-site cultivation of cannabis. The owner and requestor Serj Oganesyanyan. The situs is 28496 S. Brookerson Rd. Willcox, AZ 85643.

UNFINISHED BUSINESS:

None.

ITEMS TO BE SETUP FOR PUBLIC HEARING:

10. SUP22-01 (APN 109-59-148) Request made for Special Use Permit (SUP) for a new cell tower enclosed with a 40'x40' walled including equipment. Request is made by Vertical Bridge, Gary Cassel. The property owner is Matthew Beard. The situs is in a residential area just west of Siesta Del Retiro Road, Pima.

11. SUP22-02 (APN 106-06-086) Request made for Special Use Permit (SUP) for a Petting Zoo Farm for special occasions. The owner and requestor, Kay Congdon. The situs is 5828 S. Cottontail Trail Safford.

12. CUP22-04 (APN 104-13-086) Request made for Conditional Use Permit (CUP) for an indoor only climate controlled self-storage building. The owner and requestor, Morgan Broderick. The situs is west of Fertizona on the west end of, Thatcher.

13. CUP22-05 (APN 106-27-009A) Request made for Conditional Use Permit (CUP) for the purpose of dog kennel. The owner and requestor, Alfredo Calvetti. The situs is 8520 S. US Highway 191 Safford.

14. CUP22-06 (APN 105-35-163) Request made for Conditional Use Permit (CUP) Temporary business usage for Hyperbaric oxygen red light therapy. The owner and requestor, Dawn Norton. The situs is 3331 N. Duncan Way Central.

15. REZ870-22 (APN 106-26-018) Request made to re-zone from current R-SB (Residential- Site Built) to C-N (Neighborhood Recreation) for an indoor only climate controlled self-storage building and onsite retail business. The owner and requestor, Morgan Broderick. The situs is 768 W. Concho St. Safford.

16. REZ871-22 (APN 103-10-043) Request made to re-zone from current S-D (Special Development) to R-M (Multi-Family Residential) for possible plan of multi-family units. The owner and requester, Jason Brimhall. Located east of 1st Avenue on the east end of Red Mile Rd. Safford.

17. PLAT22-03 (APN106-28-020C) For the development of an 80-acre subdivision on land purchased from Silver Prina, LLC, which will be divided into 24 parcels of sixteen (16) 3-acre and eight (8) 4-acre parcels. Homes will be built on the parcels as agricultural rural property where families can have large gardens, and some will have farm animals. Owner and Requestor, Sonoran Skies, LLC. The situs is south of Safford off Artesia Rd.

OTHER BUSINESS

18. Discussion from previous Board of Supervisors actions

19. Call to the public

20. Adjournment

- The next regular **Board of Supervisors Meeting** to hear Planning and Zoning items is scheduled for December 5, 2022, at 8:00 a.m.
- The next regular **Planning and Zoning Commission Meeting** is scheduled for January 18, 2022, at 9:00 a.m.

NOTE: In accordance with A.R.S. § 38-431.03(A)(1)(2) and (3), the Planning and Zoning Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Planning and Zoning Commission's attorney(s) on any matter listed on the agenda. Detailed information on agenda items can be obtained at the Planning and Zoning Office located in the Graham County General Services Building, 921 Thatcher Blvd., Safford, Arizona.

Persons with a disability may request a reasonable accommodation for special assistance by contacting Steve McGaughey at the Planning and Zoning Department (928) 428-0410. Request should be made as early as possible to allow time for arrangement of the accommodations.