

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

January 19, 2022

COMMISSION MEMBERS PRESENT: Chairman Gene Robert Larson, Michael Ruiz, Steve Taylor, Mark Claridge, JP Lietar, Kay Matlock, Judy Motes Driver

MEMBERS ABSENT: Charles Curtis

STAFF PRESENT: Steve McGaughey, Machael Layton

VISITORS: (sign in sheet attached)

CALL TO ORDER: Chairman Larson called the meeting to order at 9:00 am and took roll, a quorum was present.

APPROVAL OF PREVIOUS MEETING MINUTES: Comm Claridge moved to approve the minutes from the November 17, 2021 meeting, seconded by Comm Taylor. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. REZ 845-21 (APNs 103-17-003, 103-21-005, 103-20-009, 103-20-007) Request is made to change the current A (general land use) zone to M (general manufacturing) zone for the purpose of a gravel mining operation expansion and/or relocation. Request is made by owner Peter Vlassis of Tri County Materials. Situs is the railroad crossing on Solomon Road and Dos Condados Road near the current pit.

Greg Vlassis presented the proposal to the Commission. Chairman Larson read the staff report and asked that the maps be shown to anyone who needed to see them. Jerry Barney, Kenneth Claridge, Rick Nelson, Linda Henderson, and Ralph Score spoke in opposition. Steve McGaughey spoke about the intent of the owner. Comm Claridge asked about other M zones in the area. Vlassis spoke to address the concerns of the opposed. Comm Matlock motioned to send a favorable recommendation to the Board of Supervisors. Comm Motes seconded. Vote was 3 in favor and 3 opposed. Chairman Larson voted to oppose and broke the tie.

ITEMS TO BE SET UP FOR PUBLIC HEARING

5. REZ 846-22 (APN 105-26-091) Request is made to change the current A (general land use) zone to R-R (single family rural residential) zone for the purpose of facilitating a land split and

combine between father and son. The situs is 754 E. 400 S., Pima. The requestor is Gary Thompson.

Comm Claridge motioned to set the item up for hearing. Vote was all in favor.

6. CUP 22-01 (APN 114-22-112) Request is made for a conditional use permit for an off-site marijuana cultivation project in an A (general land use) zone. The situs is 28250 S. Brookerson Rd. Requestor is Ronald Bryce.

Steve McGaughey reviewed conditional use information and recommended that the item not be set up at this time as it does not meet the requirements. Comm Matlock moved to put the item on hold. Claridge seconded. Vote all opposed. Comm Claridge moved to not set up the item for hearing. Comm Matlock seconded. Vote was all in favor.

OTHER BUSINESS

The Commissioners heard the Director speak about the Planning & Zoning items that were heard by the Board of Supervisors at the December 3rd meeting.

CALL TO THE PUBLIC

No response.

ADJOURNMENT: at 10:07 Chairman Larson declared the meeting adjourned.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTEST:

Steve McGaughey, Director Planning & Zoning Department