

PLANNING AND ZONING COMMISSION MINUTES OF MEETING JANUARY 18, 2023



COMMISSION MEMBERS PRESENT: Chairperson Gene Robert Larson, Peter Vlassis, Michael Ruiz, Steve Taylor, and Mark Claridge.

MEMBERS ABSENT: Kay Matlock, Judy Motes, and Brandon Lunt

STAFF PRESENT: Steve McGaughey, Valerie Cooke, Jennifer Cochran, Darlene Montierth, Jean Roof, and Mark Cavanaugh

VISITORS: Dawn Norton and Damon Del Deo

CALL TO ORDER: Chairman Gene Robert Larson called the meeting to order at 9:02AM and took roll, a quorum was present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Claridge motioned to approve the minutes for the December 21, 2022, Planning and Zoning meeting. Commissioner Taylor seconded. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. CUP22-06 (APN 105-35-164) 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 3330 N. Duncan Way Central.

Chairman Larson read the request.

Dawn Norton Presented stating she has lived in the area for over 30 years. She has been working on this idea of the Hyperbaric Oxygen Red Light Therapy for over 8 months under the direction and training of a physician. The therapy is for the benefit of healing and relaxation. This is a temporary location as she is actively looking for a commercial location – right now the pricing is financially overwhelming. She is currently looking at a location that may work out in the next 3-6 months.

Chairman Larson questioned physician oversight. Commissioner Ruiz had concerns with safety and licensing. Commissioner Claridge also had questions in regards with certifications.

Mrs. Norton stated that she is receiving training and has been studying in the health field for the past 30 years. She will be receiving her certification in the field under the direction and oversight of a physician.

Chairman Larson asked about parking and Mrs. Norton stated that they have 8 acres and have moved gravel in for parking.

Commissioner Claridge asked Director McGaughey directly about the Conditional Use Permit (CUP) and how long it will stay with the property if Mrs. Norton leaves to relocate the business and then if she decides to return.

Director McGaughey stated that she would need to reapply for the CUP.

Chairman Larson – any opposition? NONE

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Director McGaughey notified the Commission that the Planning and Zoning Office did not receive any letter of opposition for the request.

Commissioner Claridge motioned for item CUP22-06 (APN 105-35-164) to send a favorable recommendation to the Board of Supervisors. Commissioner Ruiz seconded. Vote: all in favor.

5. REZ 872-22 (APN 108-04-004F) 4.89 acres a request made to re-zone from current A (General Land Use) to M-X (Unlimited Manufacturing) to allow cannabis dispensary. The owner is Dawn Hinton who has given the applicant, Damon Del Deo, Power of Attorney (POA) to request the re-zone.

Chairman Larson read the request.

Director McGaughey presented to the Commission that landowner Mike Hinton had withdrawn his support to the application on the listed property making the hearing application incomplete.

Mr. Del Deo from his seat spoke and was then asked to come to the microphone where he stated that he had documents and contracts that showed is he able to proceed with the application.

Mr. McGaughey with direction of council stated that we would not be able to proceed with the incomplete application.

Commissioner Vlassis motioned with the direction of council to not proceed with the incomplete application and commissioner Claridge seconded. Vote: all in favor.

UNFINISHED BUSINESS: NONE

ITEMS TO BE SET UP FOR PUBLIC HEARING

6. REZ 873-22 (APN 105-25-013) 1.042 acres a request made to rezone from current M-X (Unlimited Manufacturing) to A-R (Agricultural Residential). The home on one acre is residential and not being used for manufacturing. The requestor is owner, Scott Sanders. The situs is 570 E. Center Street, Pima.

Commissioner Claridge motioned for item REZ 873-22 (APN 105-25-013) to be heard at the December meeting. Commissioner Ruiz seconded. Vote: all in favor.

7. REZ 874-23 (APN 105-25-009A) 2 acres a request made to rezone from current M-X (Unlimited Manufacturing) to A-R (Agricultural Residential). The once used commercial building on the parcel is now used as a residential home with no manufacturing taking place. The situs is 622 E. Center Street, Pima.

Commissioner Claridge motioned for item REZ 874-23 (APN 105-25-009A) to be heard at the December meeting. Commissioner Taylor seconded. Vote: all in favor.

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OTHER BUSINESS

Director McGaughey announced a possible work session with the Graham County Board of Supervisors regarding revisions to marijuana uses in the Graham County Planning and Zoning Ordinance. Notice will be sent out and all are welcome.

CALL TO THE PUBLIC

NONE

ADJOURNMENT: at 9:28AM Chairman Gene Robert Larson motioned for the meeting to be adjourned. All in favor.

MINUTES ACCEPTED by: Gene Robert Larson

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTESTED by: Steve McGaughey

Steve McGaughey, Director Planning & Zoning Department