

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

March 16, 2022

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

MEMBERS ABSENT: Michael Ruiz

STAFF PRESENT: Steve McGaughey, Machael Layton

VISITORS: Armando Alonso Jr, Valerie Cooke, Danny Merrill, Peter Vlassis, Tom Palmer, Al Bowen, Paul Charette, Darrell Miller, Forest Wright, Roxanne Benson, Brian Douglas

CALL TO ORDER: Chairperson 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 February 16, 2022 meeting, seconded by Comm Taylor. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. REZ 847-22 (APN 105-35-143) Request is made to change the current A (general land use) zone to R-R (single family rural residential) zone. The situs is 951 S. 400 E., Pima. The requestor is Sandra Judd.

Director McGaughey presented the request. No one spoke for or against. Comm Curtis moved to send a favorable recommendation to the BOS, Comm Taylor seconded, vote was all in favor.

5. REZ 848-22 (APN 104-39-119) Request is made to change the current A (general land use) zone to R-R (single family rural residential) zone for the purpose of new home construction. The situs is SW corner of Robinson Ranch and Ramblin roads, Thatcher. The requestor is owner Forest Wright.

Director McGaughey read the staff report and added that information about drainage and easement issues were not known at this time but would be addressed when building permits were applied for. Owner Wright was called up to present the request. A map of the proposed split was shown to the interested

parties and 3 neighbors spoke about their concerns and questions. Wright spoke again to address the concern and questions. After discussion, Comm Matlock moved to send a favorable recommendation to the BOS, Comm Motes seconded, vote was all in favor.

6. REZ 849-22 (APN 103-20-007 & 103-20-009) Request is made to change the current A (general land use) zone to M (general manufacturing) zone for the purpose of excavating & processing concrete, sand, and gravel. Situs is 4000-4250 E. Solomon Rd, Safford. The requestor is owner Peter Vlassis.

Owner Vlassis was called up to present the request. There were no speakers for or against. Comm Claridge motioned to send a favorable recommendation to the BOS. Comm Taylor seconded, vote was all in favor.

7. REZ 850-22 (APN 105-40-003A) Request is made to change the current A (general land use zone) to R-MH (residential manufactured home) zone for the purpose of development. The situs is 2500-2750 N. Cluff Ranch Rd, Pima. The requestor is Paul Charette.

Director McGaughey presented the request and read the staff report noting that the Town of Pima had been consulted and was not interested in the matter even though the project borders them on 2 sides. Requester Charette was called up to speak about his request. There were no speakers for or against. Comm Taylor moved to send a favorable recommendation to the BOS, Comm Curtis seconded, vote: all in favor.

8. REZ 851-22 (APN 103-16-018) Request is made to change the current A (general land use) zone to R-R (residential rural) for the purpose of facilitating a land split. Situs is 2595 S. Montierth Lane, Safford. The requestor is owner Mindy McBride.

The owner's representative was called up to present the request and Director McGaughey explained the circumstances of the request. There were no speakers for or against, Comm Curtis motioned to send a favorable request to the BOS, Comm Claridge seconded. Vote: all in favor.

ITEMS TO BE SET UP FOR PUBLIC HEARING

9. REZ 852-22 (APN 104-29-017) Request is made to change the current A (general land use) zone to R-R (residential rural) for the purpose of facilitating a land split. Situs is 3194 W. Mullins Lane, Thatcher. The requestor is Wayne Layton.

Comm Matlock loved to set the item 9 up for public hearing. Comm Claridge seconded the motion. Vote: all in favor.

OTHER BUSINESS

The Director reported that the Thompsons' request for rezone had been approved by the board.

CALL TO THE PUBLIC

No response.

ADJOURNMENT: at 9:50am Comm Taylor motioned for the meeting to be adjourned.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTEST:

Steve McGaughey, Director Planning & Zoning Department