

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

April 20, 2022

COMMISSION MEMBERS PRESENT: Chairman Gene Robert Larson, Kay Matlock, Steve Taylor, Mark Claridge, Michael Ruiz

MEMBERS ABSENT: JP Lietar, Judy Motes Driver, Charles Curtis

STAFF PRESENT: Steve McGaughey, Machael Layton, Michael Bryce, Brian Douglas, Valerie Cook

VISITORS: Jennifer Gardner, Tina Anderson, Randall Gardner, Norma Clark, Joe Clark, Caroline Arrietta, Wayne Layton, Joel Ray, Elizabeth Allred

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 March 16, 2022 meeting with a spelling change; seconded by Comm Taylor. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. 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.

Chairperson Larson called Wayne Layton up to speak about his request. He stated he intended to clear the lot of the debris and abandoned house, split the lot into 2 parcels and sell both. Chair Larson called for questions. Jennifer Gardner asked if a road was planned on the site in order for the land to the north of the parcel to have access. Layton said that was not the intention. Nicole Bedolla spoke about not wanting a road to be built. Margarita Alva spoke about not wanting a road built. Comm Claridge asked Director McGaughey if a road could go in through the parcel as it is now and was told yes, a rezone is not necessary to build a road. Randall at 322 W. Mullins spoke about not wanting a road. Layton reminded the audience that he could build a road today without the rezone or a split, and that he did not know what would happen in the future. County Health Director Brian Douglas spoke about the parcel only having room for 2 septic tanks, not 3. County Engineer Michael Bryce spoke about road requirements

and easements. The Commission had some discussion, Comm Claridge stated that cleanup would be good for the neighborhood and that a road was not on the agenda, only a rezone. Chair Larson called for a motion. Comm Ruiz made a motion to send a favorable recommendation to the Board of Supervisors with the stipulation that the split would only be 2 parts and that the house be removed. Comm Claridge seconded. Vote: All in favor.

ITEMS TO BE SET UP FOR PUBLIC HEARING

5. REZ 853-22 (APN 109-14-006G) Request is made to change the current A (general land use) zone to C-M (commercial manufacturing) zone. Situs is 13377 N. Sanders Road, Ft. Thomas. The requestor is Jamie Guest.
6. REZ 854-22 (APN 104-29-056) Request is made to change the current A (general land use) zone to R-R (single-family residential). The request is made to facilitate the sale of the house. Situs is 580 S. Dusty Trail, Thatcher. Requestor is Deborah Salazar.
7. REZ 855-22 (APN 106-06-058) Request is made to change the current A (general land use) zone to R-M (multi-family residential). Situs is 5900 S. Stockton Rd, Safford. Requestor is owner Josh Smart.
8. REZ 856-22 (APN 108-27-009/005A/005B/007/024 & 109-12-001) Request is made to change the current A (general land use) zone to R-M (multi-family residential) zone in order to construct staff housing on site. Situs is Elementary Rd, Ft. Thomas. Requestor is Shane Hawkins for the Ft. Thomas Unified School District.

Comm Claridge moved to set up all the requested items to be heard in May. Comm Matlock seconded. Vote was all in favor.

OTHER BUSINESS

The Director reported that the items from the March Commission meeting were all approved by the board.

CALL TO THE PUBLIC

A question from the audience about permits for building roads in Graham County was answered by Director McGaughey.

ADJOURNMENT: at 9:40am Chairperson Larson motioned for the meeting to be adjourned.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTEST:

Steve McGaughey, Director Planning & Zoning Department

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