

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

April 21, 2021

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

MEMBERS ABSENT: NONE

STAFF PRESENT: Steve McGaughey, Machael Layton

VISITORS: Calvert Allred, Sean Tate, Valerie Cooke

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. Ruiz moved to approve the minutes from the March 2021 meeting. Seconded by Comm. Claridge. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

1. Zone Map change REZ #829-21 (APN 104-27-023C/B) Request is made to change the present "A" (general land use) zone to "R-R" (single family residential) for the purpose of splitting the parcels. Situs address is 516 S. Arena Way, Thatcher. Requestor is Sean Tate.

Mr. Tate was invited to the podium to present his request and answer questions. Discussion centered on the road, and the county's interest right-of-way. Calvert Allred spoke in opposition to the rezone citing the traffic on the road and the congestion at the curve in the road. He also expressed concern over setting a precedent for smaller lots in the area. Mr. Tate stated that the land he owns on the other side of the road is unusable. After some discussion, Commissioner Claridge motioned that a favorable recommendation be sent to the Board with a stipulation that this rezone not be used to set a precedent for other rezones and land splits in this area in the future. Comm Curtis seconded the motion. Vote was all in favor.

ITEMS TO BE SET UP FOR PUBLIC HEARING

2. Zone Map change REZ #830-21 (APN 104-39-075Q) Request is made to change the present "A" (general land use) zone to "C-M" (Commercial Manufacturing) zone for the purpose of bringing the property into compliance with County Ordinances. Request is made by Brian Montoya. The situs address is 3700 W. 20th St, Thatcher.

Commissioner Matlock motioned to put this item on the May agenda for public hearing. Comm Taylor seconded. Vote was all in favor.

3. Zone Map change REZ #831-21 (APN 103-24-017D) Request is made to change the present "A" (general land use) zone to "C-M" (Commercial Manufacturing use) zone for the purpose of bringing the septic tank factory into compliance. Request is made by Brian Montoya. The situs address is 250 E. Armory Rd, Safford.

Commissioner Matlock motioned to put this item on the May agenda for public hearing. Comm Taylor 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 March and April meetings.

CALL TO THE PUBLIC

No response.

ADJOURNMENT: Commissioner Curtis motioned for adjournment, Comm Lietar seconded. Vote was all in favor.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTEST:

Steve McGaughey, Director Planning & Zoning Department