

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

May 18, 2022

COMMISSION MEMBERS PRESENT: Chairman Gene Robert Larson, Kay Matlock, Steve Taylor, Michael Ruiz, Judy Motes Driver, Peter Vlassis, Brandon Lunt

MEMBERS ABSENT: Mark Claridge

STAFF PRESENT: Steve McGaughey, Machael Layton, Darlene Alder

VISITORS: Jean Metcalf, Sean Metcalf, Ray Metcalf, Carol Metcalf, Scott Alder, David Ward, Vernon Russell, Serena Stevens, Debbie Claridge, Chris Claridge, Earle Bradford, Harvey Arancibia, Ray Metcalf, Tim Linden, Shane Hawkins, David Clark, Russ Norton, Dusty Luster

CALL TO ORDER: Chairperson Larson called the meeting to order at 9:00 am and took roll, a quorum was present. Introduced 2 new Commission members: Peter Vlassis and Brandon Lunt.

APPROVAL OF PREVIOUS MEETING MINUTES: Comm Taylor moved to approve the minutes from the April 20, 2022 meeting; seconded by Comm Ruiz. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. 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.

Jamie Guest presented the request. Jean Metcalf, David Ward, Vernon Russell and Sean Metcalf spoke against the rezone citing property values, noise, dust, and traffic concerns. Tim Lindon, Scott Alder, and Dusty Luster spoke in favor of the rezone explaining the service provided by the tenants is important to the Gila Valley and that neighbors in the area also have big trucks & arenas that create traffic and dust. Jamie Guest spoke again to address questions about hazardous materials and noise. Chair Larson called for a motion. Comm Motes motioned to send a favorable recommendation to the Board. Comm Matlock seconded. Motes, Matlock Ruiz and Taylor voted in favor. Lunt and Vlassis voted opposed. Chair Larson abstained.

5. 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.

Director McGaughey presented the request. No one spoke for or against. Comm Motes motioned to send a favorable recommendation to the Board, Comm Vlassis seconded. Vote was all in favor.

6. 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.

Misty Smart presented the request to rezone a portion of their parcel in order to build some duplexes. David Clark spoke with questions. No one spoke for or against the request. Comm Matlock motioned to send a favorable recommendation to the Board. Comm Vlassis seconded. Vote was all in favor.

7. 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.

Shane Hawkins presented the request. No one spoke for or against. Comm Ruiz made a motion to send a favorable recommendation to the Board. Comm Taylor Seconded. Vote was all in favor.

ITEMS TO BE SET UP FOR PUBLIC HEARING

8. PLAT 22-01 (APN 105-40-003A) Request is made to approve the preliminary plat for the "Tidy-Whitey" trailer park.

9. PLAT (APN 106-28-020C) Request is made to approve the preliminary plat for Sonoran Skies LLC's subdivision on a portion of the parcel.

Motion was made by Comm Matlock to set both items up to be heard in June. Comm Ruiz seconded. Vote was all in favor.

OTHER BUSINESS

The Director reported that the item from the April Commission meeting was approved by the board with the stipulations intact.

CALL TO THE PUBLIC

None.

ADJOURNMENT: at 10:45am 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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