

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

JULY 15, 2020

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

MEMBERS ABSENT: Judy Motes-Driver

STAFF PRESENT: Steve McGaughey, Machael Layton, Blake Finch, Joe Carpenter

VISITORS: Daniel Willis, Adrianna Willis

CALL TO ORDER: Chairman Larson called the meeting to order at 9:00am.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Claridge moved to approve the meeting minutes from January 15, 2020. Commissioner Taylor seconded the motion. Vote was all in favor.

ITEMS FOR PUBLIC HEARING

AGENDA ITEM #4: Zone map change REZ#819-20 (APN 107-53-036) request made by Daniel Willis to change present R-20 zone to R-M to allow for a rental apartment on the property located at 2451 S. Bowie Ave in Solomon. Willis explained that the property was rented out by previous owners and upon purchase of the property, he requested an address for the apartment at which time he was informed that the apartment was not within building code requirements for renting nor was the property zoned for renting. He is trying to remedy the situation so he can use the rental income to help meet the mortgage payment. The director spoke to the building not meeting fire codes due to the barn built against it, and that structural changes would need to be made at great effort and cost in order to be considered for re-zoning. The survey of the property shows the building as an "office" and it should not have been sold as a rental property. The Chairman suggested that this may be a matter for a board of adjustment, or for the issue to be mediated out between Willis and the barn owner, LFL Farms, as the office was there before the barn was built. Claridge pointed out that the original owner had no permit to rent, that a variance would not work in this situation, and that Willis could withdraw his request or move forward with mediation/reconstruction. Willis withdrew his

request and will contact the owners of the barn to try to “work something out” and re-request if needed.

AGENDA ITEM #5: Changes in the Planning and Zoning Ordinance to restrict the new installation of pre-HUD mobile homes in Graham County. The summary of changes is as follows:

SUMMARY OF ZONING ORDINANCE CHANGES:

Throughout the document the word “MOBILE” has been removed or replaced with the word “MANUFACTURED”, and updated the INDEX.

The re-inspect fee on a building permit has been lowered to \$50 from \$100. (pg. 43)

The definition of mobile home has been altered to in order to specify that they are not permitted in Graham County if built before June 15, 1976. (pg. 56, 68, 98)

Definition of “site built” added. (pg. 61)

Removed the phrase “sexually oriented business, see article 7 of this ordinance”. (pg. 84-85)

Made corrections of wording on MX land use. (pg.86)

Added details on HUD standards and a picture of a proof of compliance decal. (pg. 95)

Changed “building permit” to “installation permit” where it applies to manufactured homes. (pg. 171)

Added fire code wording where dead-end streets and travel trailers are concerned. (pg. 184)

The Director explained that after talking to the county attorney, these changes need to be made to the ordinances in order to prevent mobile homes built before June, 1976 from being installed in the county. Claridge agrees that pre-hud homes need to be destroyed instead of sold or moved and makes a favorable recommendation to the board to approve these changes. Matlock seconds the recommendation. The Chairman added that he would like to see an ordinance that allows property owners to tear down these pre-hud homes without going through any red tape. Vote was unanimously in favor.

ITEMS TO BE SET UP FOR PUBLIC HEARING

Public hearing for a Zone Map Change REZ #820-20 (APN 114-22-112) The request is made to change the present "A" (General Land Use) Zone to "M-X" Unlimited Manufacturing Land Use) Zone for the purpose of allowing Cannabis growing for Medical use. The applicant is Grower's Market and the parcel is 33.09 acres. The location is 28250 S. Brookerson Rd., Willcox.

Public hearing for a Zone Map Change REZ #821-20 (APN 114-19-008D). The request is made to change the present "A" (General Land Use) Zone to "M-X" (Unlimited Manufacturing Land Use) Zone for the purposes of operating a medical marijuana dispensary offsite cultivation facility within the existing greenhouses located on the property. The applicant is Naturesweet USA LLC and the parcel is 117.9 acres. The location is 26050 Naturesweet Ave., Willcox.

Public hearing for a Special Use Permit SUP #20-01 (APN106-33-007). The request is made by Daniel John to place a 100' x 100' family cemetery on the property.

Public hearing for a Zone Map Change REZ #822-20. (APN 107-39-029, 107-39-030, 107-30-077-083)The request is made to change the present "A" Zone to "SD" for several parcels owned by Reed Larson & Tom Palmer.

Ruiz moved to approve these items to be set up for a hearing at the next commission meeting. Curtis seconds, vote is unanimously in favor.

CALL TO THE PUBLIC

None

ADJOURNMENT: Motion to adjourn is made by Curtis, Larson seconds. Meeting is adjourned at 10am.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTEST:

Steve McGaughey, Director Planning & Zoning Department