

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

July 20, 2022

COMMISSION MEMBERS PRESENT: Acting Chairperson Kay Matlock, Judy Motes Driver, Peter Vlassis, Brandon Lunt, Steve Taylor, Michael Ruiz

MEMBERS ABSENT: Mark Claridge, Chairperson Gene Robert Larson

STAFF PRESENT: Steve McGaughey, Machael Layton, Valerie Cooke, Missy Spoon, Michael Bryce, Jenifer Cochran

VISITORS: Earl Bradford, Kai Littrell, Jamie Guest, JP Lietar

CALL TO ORDER: Chair Matlock called the meeting to order at 9:00 am and took roll, a quorum was present.

APPROVAL OF PREVIOUS MEETING MINUTES: Comm Vlassis moved to approve the minutes from the June 15, 2022 meeting; seconded by Comm Taylor. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. REZ 857-22 (APN 106-07-015N) Request is made to change the current A-R2 (agricultural-residential 2 acre minimum) land use zone to A-R (agricultural-residential) land use zone for the purpose of facilitating a land split. Requests is made by owner Rosa Jurado, the situs is West Lebanon Road at Mesquite Lane.

Director McGaughey explained the different AR designations and why the rezone is required and answered questions. Chair Matlock called the owner up to present. Rosa Jurado spoke about the intended use of the property. No one spoke for or against. Comm Vlassis motioned to send a favorable recommendation to the Board of Supervisors. Comm Ruiz seconded. Vote: all in favor.

5. SUP 22-01 (APN 106-07-015N) Request is for a Special Use permit for Our Neighbor's Farm and Pantry. Situs is 6299 S. 20th Ave, Safford.

Director McGaughey presented the item and Kai Latrell was called up to answer questions. No one spoke for or against. Comm Ruiz motioned to send a favorable recommendation to the Board of Supervisors. Comm Lunt seconded. Vote: all in favor.

6. CUP 22-02 (APN 109-14-006G) Request is for a Conditional Use permit for Jamie Guest to operate a business on the parcel. Situs is 13377 N. Sanders Rd, Ft Thomas.

Director McGaughey spoke about the use permit vs the prior rezone request and the signoff by the neighbors. Jaime Guest spoke about the item. No one spoke for or against. Comm Motes motioned to send a favorable recommendation to the Board of Supervisors. Comm Ruiz seconded. Vote: all in favor.

7. PLAT 22-02 (APN 106-28-020C) Request is made to approve the preliminary plat for Sonoran Skies LLC's subdivision on 100 acres situated inside (but less than) the South-East quarter of the South-East quarter of section 28 and the East half of the North-East quarter of section 33; township 8S, range 26E, within Graham County. Situs is adjacent to St. Paisius Monestary, Safford.

Director McGaughey informed the Commission about an easement issue that had come up, and that the item may be postponed or cancelled. The item was tabled.

ITEMS TO BE SET UP FOR PUBLIC HEARING

8. REZ 858-22 (APN 105-43-021) Request is made to change the current A (general land use) zone to C-M (commercial land use) zone for the purpose of constructing rental storage units. The requestor is owner Tye Hatch. The situs is 6494 W. Central Road, the old air strip just East of Pima City limits.

9. REZ 859-22 (APN 104-39-085D) Request is made to change the current A (general land use) zone to R-R (single family residential) zone to facilitate a split of the parcel. The requestor is owner Reed Larson. The situs is 3464 W. Rowley Drive, Thatcher.

Chair Matlock suggested both items be voted on together. Comm Vlassis made a motion to set up both items to be heard at the August meeting. Comm Taylor seconded. Vote: all in favor.

OTHER BUSINESS

The Director reported on the items from the June Commission meeting that went to the Board of Supervisors meeting on July 18. He advised the Commissioners to review the County Ordinances related to marijuana for the meeting in August.

CALL TO THE PUBLIC

No answer.

ADJOURNMENT: at 9:39 am Chair Matlock 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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