

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

September 15, 2021

COMMISSION MEMBERS PRESENT: Acting Chairwoman Kay Matlock, Michael Ruiz, James Bryce, Judy Motes Driver, Steve Taylor, Mark Claridge, JP Lietar

MEMBERS ABSENT: Chairman Gene Robert Larson, Charles Curtis

STAFF PRESENT: Steve McGaughey, Machael Layton

VISITORS: Missy Spoon, Shelley Michaels, Jonathan Truschle, Ron Bryce, Wende Macumber, Chris Sorenson, Nancy Carrasco, Jacob Carrasco, Valerie Cook, Tina Dunlap, Megan Wells, Jamie Fleming, Tom Palmer, Debbie Fleming, Marvin Fleming

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

APPROVAL OF PREVIOUS MEETING MINUTES: Comm Taylor moved to approve the minutes from the August 18, 2021 meeting, seconded by Comm Ruiz. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

At 9:01 Chairwoman Matlock called for a public hearing for items on the agenda and called for a motion to combine items 4 and 5 to be heard together. Comm Claridge made the motion and Comm Motes seconded. Vote was all in favor.

4. REZ 834-21 (APN 114-22-112) Request is made to change the current A (general land use) zone to M-X (unlimited manufacturing) zone. Request is made by Ron Bryce and the situs is 28250 S. Brookerson Road, Willcox.

5. REZ 835-21 (APN 114-22-028B) Request is made to change the current A (general land use) zone to M-X (unlimited manufacturing) zone. Request is made by Ron Bryce and the situs is 28496 S. Brookerson Road, Willcox.

Ron Bryce was asked to speak on items 4 and 5. He gave specifics of the rezone request and history of the property and then answered questions from the Commission. Chairwoman Matlock asked for comments for and against from the public. Wende Macumber, Tina Dunlap, and Marvin Fleming spoke against. Ron Bryce was called up again for more questions about ownership and use from the Commission. The Commissioners had some discussion and a motion to send an unfavorable recommendation for rezone to the Board of Supervisors was made by Comm Claridge. It was seconded by Comm Ruiz. Vote: 4 in favor, 1 opposed, 2 abstained.

6. REZ 836-21 (APN 107-39-029) Request is made to change 14.84 acres of the current A-R (agricultural residential land use) zone to R-MH (residential manufactured home) zone. Request is made by owner Marana LLC/Tom Palmer. Situs is Cook Road & Old Highway 70, SW corner.

Tom Palmer spoke to the Commission about the location and history of the property and his intention to put in a small RV park. A motion to send a favorable recommendation to the Board was made by Comm Ruiz, seconded by Comm Taylor. Vote: All in favor.

7. REZ 837-21 (APN 107-43-021A) Request is made to change the current A (general land use) zone to R-R (single family residential) zone. Request is made by owner Nancy Carrasco so that the parcel may be split and a manufactured home installed. Situs is 7996 E. San Jose Road, Safford.

Nancy Carrasco was called up to present her application, she is requesting to rezone in order to split and put in a manufactured home. A motion to send a favorable recommendation to the Board was made by Comm Claridge, seconded by Comm Lietar. Vote: All in favor.

ITEMS TO BE SET UP FOR PUBLIC HEARING

8. REZ 838-21 (APN 106-06-082) Request is made to change the current A (general land use) zone to C-M (commercial manufacturing) zone. Request is made by owner Daniel Ward. Situs is S. US HWY 191, Safford.

9. REZ 839-21 (APN 106-06-081) Request is made to change the current A (general land use) zone to C-M (commercial manufacturing) zone. Request is made by owner Joseph Ward. Situs is S. US HWY 191, Safford.

10. REZ 840-21 (APN 104-39-072A) Request is made to change the current A (general land use) zone to M (general manufacturing) zone. Request is made by owner Allen Matthews. Situs is 1699 S. Gravel Dr., Thatcher.

Comm Claridge moved to set up all 3 items (8,9,10) to be heard at the October meeting. Comm Ruiz seconded the motion, vote was all in favor.

OTHER BUSINESS

The Commissioners heard the Director speak about the Planning & Zoning ordinance changes that were heard by the Board of Supervisors at the September 7th meeting.

CALL TO THE PUBLIC

No response.

ADJOURNMENT: at 9:45 Comm Ruiz moved to adjourn the meeting, Chairwoman Matlock declared the meeting adjourned.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTEST:

Steve McGaughey, Director Planning & Zoning Department