

PLANNING AND ZONING COMMISSION MINUTES OF MEETING September 21, 2022



COMMISSION MEMBERS PRESENT: Chairperson Gene Robert Larson, Judy Motes, Peter Vlassis, Steve Taylor, Michael Ruiz, and Mark Claridge

MEMBERS ABSENT: Kay Matlock

STAFF PRESENT: Steve McGaughey, Valerie Cooke, Missy Spoon, Jennifer Cochran, Darlene Alder, Dustin Welker, and Jean Roof

VISITORS: Vance Bryce, Ron Bryce, Rebecca Black, Bruce Black, Ross Bryce, Tim La Sota, Dusty Luster, Athena Luster, Georgia Luster, Keith Alexander, Rafael Yermeziom, Reed Richins, and Heather Duke,

CALL TO ORDER: Chairman Gene Robert Larson called the meeting to order at 9:00AM and took roll, a quorum was present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Motes motioned to approve the minutes for the August 17, 2022, Planning and Zoning meeting. Commissioner Ruiz seconded. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. REZ 860-22 (APN 112-12-128B) Request is made to change the current A (general land use) zone to C-M (Commercial Manufacturing land use) zone on the southeast quarter of the afore mentioned parcel for the purpose of operating an auto repair business on the property. The Requestor is owner Dustin Lee Luster. The situs is 8626 W. Windblown Trail Pima.

Chairman Larson read the proposal. Dustin Lee Luster requestor and landowner presented. Mr. Luster stated that he needs more space to work on his semi-trucks. He has property in town, but it is not enough room to park six semis.

Commissioner Motes motioned t send a favorable recommendation to the Board of Supervisors. Commissioner Taylor seconded. Vote: all in favor.

5. REZ 861-22 (APN 106-07-059F) Request is made to re-zone from AR-2 (2-acre min) to AR- 1 (1 acre min) to allow for the splitting of the parcel for the building of a new home. The requestor is Bruce and Rebecca Black. The situs is 5528 S. Thorn Lane, Safford.

Chairman Larson read the proposal. Bruce and Rebecca Black requestors and landowners presented. The Blacks would like to split the property allowing to build a "handicap home".

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Commissioner Ruiz motioned to send a favorable recommendation to the Board of Supervisors. Commissioner Claridge seconded. Vote: all in favor.

6. REZ 862-22 the north 170' of the west 130' of APN 105-05-003 Request is made to re-zone from current A zone to R-R (Rural - Residential 20,000 sq. ft. minimum lot size) zone for the purpose of putting the existing single-family home on its own parcel. The requestor is Ross Bryce. The situs is 6856 W. Safford-Bryce Rd., Pima.

Chairman Larson read the proposal. Steve McGaughey, Community Development Director, presented. The purpose of the zone change is to put the existing single-family home on its own parcel.

Commissioner Taylor motioned to send a favorable recommendation to the Board of Supervisors. Commissioner Vlassis seconded. Vote: all in favor.

7. TA22-01 TEXT AMENDMENT – Text Amendment Application submitted by Carolyn Oberholtzer on behalf of Pamela Brooks, owner of APN 108-13-020, seeking to revise portions of Sections 4.1.2, 4.1.3, 9.2, and 9.4 of the Graham County Zoning Ordinance to permit marijuana establishments that cultivate and process marijuana to operate in the A Zone as a use permitted with certain conditions or under a conditional use permit; to modify the definition of enclosed area under the marijuana regulations; to modify the distance requirements between marijuana establishments and residentially zoned property and property used for residential purposes; to modify how distance is measured between marijuana establishments and adjacent properties; and to modify the permissible operating hours for certain marijuana establishments

Chairman Larson read the proposal. Tim La Sota presented on behalf of Pamela Brooks. Mr. La Sota provided slides, cultivate and cultivation, process and processing. Commissioner Vlassis questioned regarding zoning change and if the company failed. Commissioner Claridge questioned about restrictions on residential growth and neighbors. Chairman Larson spoke about doing due diligence, making the best decision to the best of his ability.

Vance Bryce Graham County Chamber of Commerce 1051 W. Thatcher Blvd. Safford, Spoke in support of the text amendment. "Let's be a business-friendly community." Help support new businesses and people who want to start new businesses in the county. Our county should be in line with other counties in the State.

Reed Richins Double R Communications – Thatcher, AZ and President of the Graham County Chamber of Commerce also in support of the text amendment. Agreed with Vance Bryce in support of the Chamber and the local tax dollar. Supports Anti- Drug programs and education.

Commissioner Claridge motioned to table the decision until the October meeting. Commissioner Ruiz seconded. Vote: all in favor.

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ITEMS TO BE SET UP FOR PUBLIC HEARING

8. **REZ 863-22 (APN 103-28-072) Request made to re-zone from current C-M (Commercial Manufacturing land use) to R-R (Rural - Residential 20,000 sq. ft. minimum lot size) zone the requestor is Nancy Clark who is planning on building a new home at this location. The situs is 4330 S. US Hwy. 191, Safford.**

Commissioner Claridge motioned for item REZ 863-22 (APN 103-28-072) to be heard at the October meeting. Commissioner Lunt seconded. Vote: all in favor.

OTHER BUSINESS

The P&Z Director, Steve McGaughey, reported on the items from the August Commission meeting that went to the Board of Supervisors meeting on September 6, 2022.

Work session scheduled for Wednesday, September 28, 2022, at 9:00AM Board of Supervisors 2nd floor conference room.

CALL TO THE PUBLIC

No answer.

ADJOURNMENT: at 9:44AM Chairman Gene Robert Larson motioned for the meeting to be adjourned. All in favor.

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MINUTES ACCEPTED by: _____

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTESTED by: _____

Steve McGaughey, Director Planning & Zoning Department

DRAFT