

**PLANNING & ZONING COMMISSION
MINUTES OF MEETING
July 17, 2013**

COMMISSION MEMBERS PRESENT: Gene Robert Larson, Chairman, Kay Matlock, Commissioner, Dean Krieg, Commissioner, Jim Bryce, Commissioner, Joe Goodman, Commissioner, Judy Motes-Drive, Commissioner, Mark Claridge, Commissioner

MEMBERS ABSENT: Joe Carpenter, Commissioner, Jack Willey, Commissioner

STAFF PRESENT: Steve McGaughey, Zoning Inspector; Karen Ulibarri, P&Z Secretary, Neil Karnes, Health Director

VISITORS: Wendi Lee

CALL TO ORDER: Chairman Larson called the meeting to order at 9 a.m., noting there was a quorum present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Bryce moved to approve the minutes of the Planning & Zoning Commission meeting held on June 19, 2013 with a correction in Item #5. Commissioner Claridge seconded the motion. The Commission vote was unanimous.

ITEMS FOR PUBLIC HEARING:

AGENDA ITEM #4: Public hearing for a zone map change request #755-13 (APN 106-27-014A & B). Request is made to change the present “A” (General Land Use) Zone to “R-R/20” (Residential-Rural Land Use) Zone for the purpose of splitting the property to three parcels for the heirs. The applicants are Tonya Johnson, Wendi Lee, and Wilson Lee. The property is 2.03 acres. The situs address is 348 & 350 W. Lee Trail, Safford.

Wendi Lee was present to speak for the family on the rezoning. She told the commission that she and her siblings wanted to split the two parcels into three equal parcels.

Zoning Inspector Steve McGaughey told the commission that they will have to comply with setbacks and provide access for each parcel when they apply for the split. He said there is a subdivision behind these parcels where the lots are 7,000 sq. ft.

Commissioner Claridge moved to send a *favorable recommendation* to the Board of Supervisors. Commissioner Krieg seconded the motion. The vote was six in favor with Commissioner Matlock abstaining from voting stating a conflict of interest since she has property there.

MOTION ADOPTED

AGENDA ITEM #6. Set up for a public hearing for a zone map change request REZ #756-13 (APN 107-30-016A). Request is made to change the present "A" (General Land Use) Zone to "C-M" (Commercial-Manufacturing) Zone for the purpose of building an industrial factory that would employ 20-25 workers. WBE Steel Services Inc. based out of Thatcher would like to fabricate steel locally and install throughout AZ & CA. The applicants is Michael Merrick. The property is 30 acres. The situs address is about .3 mile north of Old Highway 70 on Nola Lane.

Commissioner Bryce moved to approve the zone map change for set up for August 21, 2013 meeting and Commissioner Claridge seconded the motion. The vote was unanimous in favor of the motion.

MOTION ADOPTED

DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS:

Zoning Inspector Steve McGaughey told the Commission that the Board of Supervisors had approved both of the items that were heard on June 19, 2013

PLANNING & ZONING COMMENTS:

CALL TO THE PUBLIC:

ADJOURNMENT: by acclamation at 9:11 a.m.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman **Date**
Planning & Zoning Commission

Attest: _____
Steve McGaughey, Zoning Inspector **Date**
Planning and Zoning Department