

**PLANNING & ZONING COMMISSION
MINUTES OF MEETING
March 19, 2014**

COMMISSION MEMBERS PRESENT: Gene Robert Larson, Chairman, Kay Matlock, Commissioner, Jim Bryce, Commissioner, Jody Motes-Driver, Commissioner, Joe Carpenter, Commissioner, Mark Claridge, Commissioner

MEMBERS ABSENT: Dean Krieg, Commissioner, Charles Curtis, Commissioner

STAFF PRESENT: Joe Goodman – Planning & Zoning Director, Karen Ulibarri – Planning & Zoning Secretary, Michael Bryce, County Engineer, Brooks Bryce, Deputy Assessor, Jeremy Ford, Deputy County Attorney

VISITORS: Robin Chesley, Kenneth Wayne Clifford, Joe Carter, Jeremy Ford, Erik Swanson, Chris Jacob, Paul David, Jennifer Chesley, Chris Cleland

CALL TO ORDER: Chairman Larson called the meeting to order at 9:00 a.m. noting there was a quorum present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Bryce moved for approval of the minutes of the Planning & Zoning Commission meeting held on February 19, 2014 Commissioner Matlock seconded the motion. The Commission vote was unanimous.

ITEMS FOR PUBLIC HEARING:

AGENDA ITEM #5. Public Hearing for a zone map change request REZ #760-14 (APN 103-16-013A & 103-16-014). Request is made to change the present “A” (General Land Use) Zone to “A-R/1A (Agricultural-Residential/1 Acre) for the purpose of future development. The applicant is Langley Mt. Graham Farms LLC. The property is 205 acres. The situs address is between 2400 E. and 2700 E. Solomon Rd., Safford.

Mr. Erik Swanson spoke to the Commission. He told the Commission that this is a long-term plan by the Langleys. They wish to build this subdivision with a high quality product with C.C. & R.s. He stated that the intention is not to do manufactured homes.

Chairman Larson asked why the Langleys don’t build closer to town and will they tie in to the city sewer system?

An unidentified person in the audience asked if the access was only off of Solomon Rd.

Mr. Swanson said that in the first phase the access would indeed be off of Solomon Rd. He said that he hopes if everything goes as planned to be up and running by the end of the year.

Mr. Joe Carter as a representative of some of the Nelson Drive residents came forward with a petition. He stated that their first concern is water. Secondly, they are

concerned with maintenance of the roads in a subdivision. Also, they are concerned with more new housing when there is sufficient existing subdivisions in the county. Mr. Wayne Clifford spoke out in opposition of the rezoning. He said that it has been his experience that the subdivider comes in and develops and then abandons it.

Mr. Swanson said that it is his job to see that Langley doesn't make the same mistakes as they have in the past. He said they understand that they made mistakes during the boom and they have hired him to make sure those things don't happen again.

Commissioner Claridge moved to postpone a decision on this rezoning for 30 days. Commissioner Carpenter seconded the motion and the vote was unanimous in favor of the motion.

MOTION ADOPTED

AGENDA ITEM #6. Public Hearing for a zone map change request REZ #761-14 (APN 104-39-008P). Request is made to change the present "A" (General Land Use) zone to "R-R/20M" (Residential-Rural/20,000 sq. ft) for the purpose of future minor land division for sale. The applicant is Robin Chesley. The property is 1.1 acre. The situs address is 1700 S. 1st Ave., Thatcher.

Mr. Robin Chesley addressed the Commission with his plans to sell this property. He said that he originally had planned to build there but, his plans changed and he decided to sell but, he couldn't find a buyer unless the parcel was split.

Mr. Chris Jacob told the Commission that he owns 1.6 acres behind Mr. Chesley's parcel. He pointed out that there are no manufactured homes in the area and that he would be okay with the rezoning if it was restricted to site built homes.

Mr. Chris Cleland spoke to the Commission, pointing out the homes in the area that are nice site built homes.

Commissioner Bryce moved to allow the rezoning for the purpose of a minor land division with the zone of R-SB (Residential-Site Built). Commissioner Claridge seconded the motion and the vote was unanimous in favor of the motion.

MOTION ADOPTED

ITEMS TO BE SETUP FOR PUBLIC HEARING:

None

PLANNING AND ZONING STAFF COMMENTS: Mr. Goodman told the Commission that we are looking for a new Commissioner for District One.

DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS:

CALL TO THE PUBLIC:

ADJOURNMENT: @ 10:03 a.m. by acclamation.

MINUTES ACCEPTED:

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

Attest: _____ **Date**
Joe Goodman, Director
Planning and Zoning Department