

**PLANNING & ZONING COMMISSION**  
**MINUTES OF MEETING**  
**April 16, 2014**

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

**MEMBERS ABSENT:** Dean Krieg, Commissioner, Joe Carpenter, Commissioner

**STAFF PRESENT:** Joe Goodman – Planning & Zoning Director, Karen Ulibarri – Planning & Zoning Secretary, Michael Bryce, County Engineer, Neil Karnes, Health Dept. Director

**VISITORS:** Erik Swanson, Scott Alder, Joe Carter, Kenneth Click, Alisha Montierth, Karl Henager, Jeanette Montierth

**CALL TO ORDER:** Commissioner Bryce called the meeting to order at 9:12 a.m. noting there was a quorum present.

**APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Claridge moved for approval of the minutes of the Planning & Zoning Commission meeting held on March 19, 2014 Commissioner Motes-Driver seconded the motion. The Commission vote was unanimous.

**ITEMS FOR PUBLIC HEARING:**

**AGENDA ITEM #4.** 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.

Mr. Joe Carter stated that he had talked to the residents that had previously opposed the rezoning and they were still opposed to it.

Scott Alder, president of the Gila Valley Irrigation District wanted to be sure that the Langley’s are aware that they must have access to the canals.

Jeanette Montierth came forward with letters written by the Montierth family in opposition to the rezoning. The Montierths feel that farmland should be preserved.

Commissioner Motes-Driver moved to send a *favorable recommendation* to the Board of Supervisors. Commissioner Curtis seconded the motion. The vote was three to two in favor of the motion.

***MOTION ADOPTED***

**ITEMS TO BE SETUP FOR PUBLIC HEARING:**

5. Set up for Public Hearing for a zone map change request REZ #762-14 (103-24-013, 014, 015A, 032, 035, 036). Request is made to change the present “A” (General Land Use” Zone to “R-U” (Residential Urban Land Use) Zone for the purpose of bringing these parcels into compliance with the county zoning ordinance. The applicant is Graham County Planning & Zoning. The situs is the 3400 block of South US Hwy 191, Safford.
  
6. Set up for Public Hearing for a zone map change request REZ #763-14 (104-39-094), Request is made to change the present “A” (General Land Use) Zone to “R-SB” (Residential-Site Built Land Use) Zone for the purpose of prohibiting mobile or manufactured homes. The applicant is Stanley & Shirley Brown. The situs is the 1600 block of South 1<sup>st</sup> Ave., Thatcher.

Chairman Larson moved to set up the two items for the May 21<sup>st</sup> meeting. Commissioner Claridge seconded the motion and the vote was unanimous in favor of the motion.

***MOTION ADOPTED***

**PLANNING AND ZONING STAFF COMMENTS:** None

**DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS:** None

**CALL TO THE PUBLIC:** None

**ADJOURNMENT:** @ 9:52 a.m. by acclamation.

**MINUTES ACCEPTED:**

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

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