

PLANNING & ZONING COMMISSION
MINUTES OF MEETING
August 20, 2014

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

MEMBERS ABSENT: Charles Curtis, Commissioner

STAFF PRESENT: Joe Goodman – Planning & Zoning Director, Karen Ulibarri – Planning & Zoning Secretary, Brooks Bryce, Deputy Assessor

VISITORS: Ramon Melendrez, Wanda Thatcher, Max Thatcher, Myrna Curtis, Jonda Gardner, Perri Gardner Larson, Douglas Larson, Barbara Alvillar-Sosa, Frank Lauter, Emily Clonts, Betty Clonts, Tommy Clonts, Karen Lines, John Wayne Lines

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 Claridge moved for approval of the minutes of the Planning & Zoning Commission meeting held on July 16, 2014 Commissioner Matlock seconded the motion. The Commission vote was unanimous.

PUBLIC HEARINGS:

ITEM #3 Public hearing for a Zone Map Change REZ #767-14 (APN 107-39-016A). The request is made to change the present "C-M" (Commercial-Manufacturing Land Use) Zone to "M-X" (Unlimited Manufacturing Land Use) Zone for recycling of green waste to produce compost and seed-free bedding chips and to recycle metal, glass, and other commercially viable recyclable materials. Property will be leased by SEACAB. The applicant is Frank Lauter and the property is 75.16 acres. The property is located between 8250 E. & 8500 E. San José Rd.

Mr. Frank Lauter was present at the meeting and he told the commission that he originally had purchased the property to build a park for the kids. He said that SEACAB had approached him with the desire to use the property for recycling.

Commissioner Krieg spoke out about his experience with Waste Management.

Commissioner Matlock asked Mr. Lauter about the type of metal they would be recycling and whether it meant vehicles.

Commissioner Bryce reminded the Commission that with an "M-X" zone they could do just about anything they wanted to do.

Ms. Myrna Curtis, Mr. Ramon Melendrez, Mr. Doug Larson, Mr. John Wayne Lines, & Ms. Barbara Alvillar-Sosa, all spoke out against this rezoning request.

Commissioner Bryce moved to send an *unfavorable recommendation* to the Board of Supervisors. Commissioner Matlock seconded the motion and the vote was unanimous in favor of the motion.

MOTION ADOPTED

ITEMS TO BE SETUP FOR PUBLIC HEARING:

ITEM #4 Public hearing for a Zone Map Change REZ #768-14 (APN104-41-111). The request is made to change the present “A” (General Land Use) Zone to “A-R/20M” (Agricultural-Residential Land Use) Zone for the purpose of a splitting to ½ acre lots. The applicant is Paul Robinson and the property is 2.36 acres located at 11th St. & 4th Ave., Thatcher.

Commissioner Claridge moved to set up this item for the September 17, 2014 Commission meeting. Commissioner Motes-Driver seconded the motion and the vote was unanimous in favor of the motion.

MOTION ADOPTED

ITEM #5 PLANNING AND ZONING STAFF COMMENTS:

Planning & Zoning Director Joe Goodman asked for suggestions on the proposed By-laws for the Planning & Zoning Commission.

Commissioner Bryce pointed out that Robert’s Rules states that adjournment can be by acclamation of the Chairman but the By-laws say there shall be a majority vote of members present. He said it should be one way or the other. No other suggestions were given.

ITEM #6 DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS: Nothing was discussed.

ITEM #7 CALL TO THE PUBLIC: No one responded.

ITEM #8 ADJOURNMENT: @ 10:04 a.m. by acclamation.

MINUTES ACCEPTED:

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

Date

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

Date