

PLANNING & ZONING COMMISSION
MINUTES OF MEETING
February 18, 2015

COMMISSION MEMBERS PRESENT: Gene Robert Larson, Chairman, Kay Matlock, Commissioner, Dean Krieg, Commissioner, Mark Claridge, Commissioner, Charles Curtis, Commissioner

MEMBERS ABSENT: Judy Motes-Driver, Commissioner, Jim Bryce, Commissioner, Joe Carpenter, Commissioner

STAFF PRESENT: Karen Ulibarri -- Planning & Zoning Secretary, Steve McGaughey -- Zoning Inspector, Brooks Bryce -- Deputy Assessor

VISITORS: Kathi Thompson, Sharon Logan, Brian Montoya, Melissa Lines

CALL TO ORDER: Chairman Larson called the meeting to order at 9:02 a.m. noting there was a quorum present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Matlock moved for approval of the minutes of the Planning & Zoning Commission meeting held on December 17, 2014. Commissioner Claridge seconded the motion. The Commission vote was unanimous.

ITEMS FOR PUBLIC HEARING:

AGENDA ITEM #3: Public hearing for a Zone Map Change REZ #776-15 (APN 106-05-121A). The request is made to change the present “**A-R/2A**” (Agricultural-Residential/2 Acre Min.) Land Use Zone to “**A-R**” (Agricultural-Residential/One Acre Min.) Land Use Zone for the purpose of a future minor land division. The applicant is Brian Montoya and the property is five acres. The situs address is the 5700 block of South Harmon Lane, Safford.

Mr. Montoya told the Commission that his plans are to divide the five acre parcel into four pieces and install new manufactured homes there.

Ms. Melissa Lines spoke to the Commission. She borders the parcel on the east. She stated her concern as being the water issues. She is also concerned about the increase in traffic.

Ms. Kathi Thompson, daughter of the property owner to the north told the Commission that she doesn't want more homes so close to her home.

Mr. Montoya told the Commission that he isn't planning to drill another well. He plans to use the existing well but, that he was under the impression that Planning & Zoning doesn't have jurisdiction over the wells.

Zoning Inspector, Steve McGaughey reminded the Commission that several of them had been on the Commission when some of the one acre zoning had been created a few years ago.

Ms. Kathi Thompson told the Commission again that she didn't want homes so close to hers.

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

MOTION ADOPTED

ITEMS TO BE SETUP FOR PUBLIC HEARING:

AGENDA ITEM #4: Set up item for Zone Map Change REZ #777-15 (APN 106-01-276). The request is made to change the present "A" (General) Land Use Zone to "R-R/20M" (Residential-Rural/20,000 Sq. Ft. Min.) Land Use Zone for the purpose of a future minor land division. The applicant is Firewater Holdings and the property is 1.96 acres. The situs address is approx. 2160 S. Branson St., Thatcher.

Commissioner Claridge moved to accept the item for set up for Zone Map Change for the March 18 Commission meeting. Commissioner Curtis seconded the motion and the vote was unanimous.

MOTION ADOPTED

PLANNING AND ZONING STAFF COMMENTS: None

DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS: None

CALL TO THE PUBLIC: None

ADJOURNMENT: @ 9:46 a.m. by acclamation.

MINUTES ACCEPTED:

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

Date

**Joe Goodman, Director
Planning and Zoning Department**

Date