

**PLANNING & ZONING COMMISSION**  
**MINUTES OF MEETING**  
**April 20, 2016**

**COMMISSION MEMBERS PRESENT:** Gene Robert Larson, Chairman; Kay Matlock, Vice-Chairman; Judy Motes-Driver, Commissioner; Jim Bryce, Commissioner; Mark Claridge, Commissioner; Charles Curtis, Commissioner; Dean Krieg, commissioner

**MEMBERS ABSENT:** Joe Carpenter, Commissioner

**STAFF PRESENT:** Joe Goodman, Planning & Zoning Director; Karen Ulibarri, Planning & Zoning Secretary; Steve McGaughey, Zoning Inspector, Brooks Bryce, Deputy Assessor, Michael Bryce, County Engineer, Susan Puzas, ADOT

**VISITORS:** James & Judy Pavlacky, Jenny & Shawn Taylor, James T. Dixon, Jody Crum, Tyrel Crum, Buddy & Nancy Taylor, Cynthia & Adam Brooks

**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 February 17, 2016. Commissioner Matlock seconded the motion. The Commission vote was unanimous.

**ITEMS FOR PUBLIC HEARING:**

**AGENDA ITEM #4:** Public hearing for a Zone Map Change REZ #785-16 (APN 106-06-073). The request is made to change the present "A" (General Land Use) Zone to "C-G" (Commercial-General Land Use) Zone to run an Auto Shop/Oil Change Business. The applicant is Jody Crum. The total of the property is 2.27 acres with about 34,800 sq. ft. of the northwest portion corner requesting Commercial designation. The situs is 5601 S. US Hwy 191, Safford.

Mr. Crum spoke to the Commission telling them his plans to do oil changes in the building there.

Mr. & Mrs. Pavlacky addressed the Commission telling them of their opposition to the plan. They feel there is a problem with drainage onto their road.

Mr. Michael Bryce told the Commission that he had been out to look at the drainage issue and he discussed a solution with Mr. Crum who has agreed to it.

Commissioner Bryce made a motion to send a favorable recommendation to the Board of Supervisors. Commissioner Claridge seconded the motion and the vote was unanimous in favor.

***MOTION ADOPTED***

**AGENDA ITEM #5:** Public hearing for a Zone Map Change REZ #786-16 (APN 105-44-096). The 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 cleaning up property lines and bringing the property into compliance. The applicant is Shawn and Jenny Taylor. The parcel is .91 acres and the situs is 2609 N. Bigler Ave., Central.

Mrs. Nancy Taylor, property owner, spoke to the Commission, telling them that they would like to split the parcel for their son and daughter-in-law to build a house where there presently is nothing but weeds.

Director Goodman indicated that the required survey for a land split would be the deciding factor in whether or not there is actually enough property to accommodate this split.

Commissioner Claridge moved to send a favorable recommendation to the Board of Supervisors. Commissioner Bryce seconded the motion and the vote was unanimous in favor.

***MOTION ADOPTED***

**AGENDA ITEM #6:** Public hearing for a Zone Map Change REZ #787-16 (APN 105-48-004J). The 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 bringing the property into compliance with the P&Z Ordinance. The applicant is James & Jenni Dixon. The parcel is .5 acres and the situs is 2950 N. 45<sup>th</sup> Ave., Central.

Mr. Dixon explained his situation to the Commission, how he had bought the one acre parcel with his neighbor and split it into two pieces.

Zoning Inspector McGaughey told the Commission that if the split had been done correctly, we would have required them to combine with the other acre of land. It was also mentioned that there is no easement to the property and none of the neighbors are willing to give easement.

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

***MOTION ADOPTED***

**AGENDA ITEM #7:** Public hearing for changes to the Graham County Planning and Zoning Ordinance and fee schedule.

Commissioner Krieg moved to accept the changes and Commissioner Motes-Driver seconded the motion. The vote was six in favor with Commissioner Bryce being opposed to the addition in the fee schedule.

***MOTION ADOPTED***

**ITEMS TO BE SETUP FOR PUBLIC HEARING:** None

**PLANNING AND ZONING STAFF COMMENTS:** None

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

**CALL TO THE PUBLIC:** None

**ADJOURNMENT:** @ 9:55 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**