

PLANNING & ZONING COMMISSION
MINUTES OF MEETING
January 15, 2020

COMMISSION MEMBERS PRESENT: Gene Robert Larson, Kay Matlock, Charles Curtis, JP Lietar, Michael Ruiz, Judy Motes-Driver

MEMBERS ABSENT: Steve Taylor, Mark Claridge

STAFF PRESENT: Steve McGaughey – Planning & Zoning Director, Karen Ulibarri – Planning & Zoning Secretary, Michael Bryce, County Engineer, Valerie Cooke, Deputy Assessor

VISITORS: Dan Welker, Louise Welker, Irvin Howard, Keith Davis, John Acres, Jan Howard, Ronald Howard, Mervin Wilhelm, Linda Brown, Carolyn Talley, Lacie Crandell, Lisa Thatcher, JR Howard, Charles Ferris, Trixie Garrett, John Garrett, Ryan Ellsworth

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 Curtis moved for approval of the minutes of the Planning & Zoning Commission meeting held on December 18, 2019. Commissioner Matlock seconded the motion. The Commission vote was unanimous.

ITEMS FOR PUBLIC HEARING:

AGENDA ITEM #4: Public hearing for a Zone Map Change request REZ #818-19 (APN 105-29-010). Request is made to change the present "A" (General Land Use) Zone to "C-M" (Commercial-Manufacturing Land Use) Zone. The applicant is Ronald Howard and the total property is 121 acres.

Mr. Howard told the Commission that he has "hot ground" that cannot be farmed and it has become a hardship to have it and he would like to sell but, he thought it wouldn't sell unless it was first rezoned. He said that without a survey he had to rezone the entire acreage.

Commissioner Lietar told Mr. Howard that it seemed to him the neighbors are worried about what might go in there and if he had more of a definite plan the might be more agreeable to that.

Director McGaughey told the Commission that when Mr. Howard came in he didn't know what the market would be for this property. He would prefer that houses be built but, the C-M zoning was more of a "catch-all" for whatever came up.

Mr. Dan Welker addressed the Commission and said that the biggest fear is what could go in after Mr. Howard sold the property. He read from the County Ordinance, the permitted uses in "C-M" zoning.

After deliberation, the Commission came up with wording for a motion. Commissioner Ruiz moved to send an unfavorable recommendation for the zoning as requested but, to limit the "C-M" zoning to the 2.5 acres the metal shop building sits on and to recommend that Mr. Howard reapply for the remainder of the property to be rezoned to "S-D" (Special Development Land Use) Zone. Commissioner Curtis seconded the motion and the vote was unanimous.

MOTION ADOPTED

ITEMS TO BE SETUP FOR PUBLIC HEARING:

None

PLANNING AND ZONING STAFF COMMENTS:

DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS: None

CALL TO THE PUBLIC:

ADJOURNMENT: At 10:31 Commissioner Curtis moved to adjourn. The vote was unanimous to adjourn.

MINUTES ACCEPTED:

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

Attest: _____ **Date**
Steve McGaughey, Director
Planning and Zoning Department