

**PLANNING & ZONING COMMISSION**  
**MINUTES OF MEETING**  
**February 21, 2018**

**COMMISSION MEMBERS PRESENT:** Gene Robert Larson, Chairman; Kay Matlock, Commissioner, J.P. Lietar, Commissioner; Judy Motes-Driver, Commissioner; Charles Curtis, Commissioner

**MEMBERS ABSENT:** Joe Carpenter, Mark Claridge

**STAFF PRESENT:** Joe Goodman – Planning & Zoning Director, Karen Ulibarri – Planning & Zoning Secretary,

**VISITORS:** Boyd & Sharon Elmer, Vonda Evans, Craig Bull, Joan Bull, Bill Brandau, Tyson Richins, Sherri Clixby, Max Crain, Seth Carlsen

**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 November 15, 2017. Commissioner Motes seconded the motion. The Commission vote was unanimous.

**ITEMS FOR PUBLIC HEARING:**

**AGENDA ITEM #4:** Public hearing for a Zone Map Change REZ #804-18 (APN 106-01-275). The 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 a minor land division to match the neighborhood. The applicant is Seth Carlsen and the parcel is one acre. The location is 2210 S. Branson St., Thatcher.

Commissioner Motes moved to send a favorable recommendation to the Board of Supervisors. Commissioner Matlock seconded it and the vote was unanimous in favor of.

***MOTION ADOPTED***

**AGENDA ITEM #5:** Public hearing for a Zone Map Change REZ #806-18 (APN 106-01-274). The 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 a minor land division to match the neighborhood. The applicant is Tanner Norton and the parcel is one acre. The location is 2292 S. Branson St., Thatcher.

Commissioner Matlock made the motion to send a favorable recommendation to the Board of Supervisors and Commissioner Curtis seconded it. The vote was unanimous in favor of the recommendation.

***MOTION ADOPTED***

**AGENDA ITEM #6:** Public hearing for a Special Use Permit SUP #17-02 (APN 111-17-020), The request is made for a Special Use Permit for a cemetery. The applicant is Jim Craig Bull, the parcel is 2.07 acres and the location is 25503 W. High Creek Rd., Willcox.

Commissioner Lietar moved to send a favorable recommendation to the Board of Supervisors and Commissioner Motes seconded it. The vote was unanimous in favor of the recommendation.

***MOTION ADOPTED***

**AGENDA ITEM #7:** Public hearing for a Conditional Use Permit CUP #18-01 (APN 106-12-078a). The request is made for a Conditional Use Permit for a multi-family residential use. The applicant is Sherri Clixby with the Graham County Interfaith Care Alliance. The parcel is 3.63 acres and the address is 6299 S. 20<sup>th</sup> Ave., Safford.

Mr. Bill Brandau spoke for the applicant and told how they had been given the property as a gift. The Graham County Interfaith Care Alliance aka "My Neighbor's Pantry" wants to be able to house workers that come to the area to work on the property for a few months at a time. Mr. Brandau told the Commission that they feed 2,000 to 2,500 people monthly and that Americorp is willing to send a crew of 12 to work if they can house them.

Commissioner Larson asked if they have a well on the property and Mr. Brandau confirmed that they do.

A neighbor, Mr. Elmer expressed his concern that his property not be damaged in the process and Mr. Brandau promised it would not. He shared the desire of the group to be good neighbors.

Commissioner Motes made the motion to send a favorable recommendation to the Board of Supervisors. Commissioner Curtis seconded it and the vote was unanimous.

***MOTION ADOPTED***

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

**AGENDA ITEM #8:** Set up item for Public hearing for a Zone Map Change REZ #807-18-(APN 104-41-112). The request is made to change the present "A" (General Land Use) Zone to "R-R/20M" for the purpose of a minor land division. The applicant is Kimberly Donohue and the parcel is one acre, located at 3326 W. 12<sup>th</sup> St., Thatcher.

Commissioner Matlcok moved to set up the item for public hearing and Commissioner Lietar seconded the motion. The vote was unanimous in favor of hearing the item at the following Commission meeting.

**PLANNING AND ZONING STAFF COMMENTS:** Planning & Zoning Director Joe Goodman told the Commission that staff is in the process of coming up with wording to change the process of Use Permits.

**DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS:**

**CALL TO THE PUBLIC:** None

**ADJOURNMENT:** @ 9:40 a.m. by acclamation.

**MINUTES ACCEPTED:**

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

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