

# PLANNING AND ZONING COMMISSION MINUTES OF MEETING MARCH 15, 2023

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**COMMISSION MEMBERS PRESENT:** Chairperson Gene Robert Larson, Kay Matlock, Brandon Lunt, Peter Vlassis, Michael Ruiz, and Mark Claridge.

**MEMBERS ABSENT:** Judy Motes and Steve Taylor

**STAFF PRESENT:** Steve McGaughey, Valerie Cooke, and Jennifer Cochran

**VISITORS:** David Wood and Scott Sanders

**CALL TO ORDER:** Chairman Gene Robert Larson called the meeting to order at 9:00AM and took roll, a quorum was present.

**APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Claridge motioned to approve the minutes for the January 18, 2023, Planning and Zoning meeting. Commissioner Ruiz seconded. Vote: all in favor.

## ITEMS FOR PUBLIC HEARING

4. REZ 873-22 (APN 105-25-013) 1.042 acres. A request was made to rezone from current M-X (Unlimited Manufacturing) to A-R (Agricultural Residential). The home on one acre, is residential and not being used for manufacturing. The requestor is owner, Scott Sanders. The situs is 570 E. Center Street, Pima.

*Chairman Larson read the request.*

*Scott Sanders who stated he resided at 570 E. Center St. Pima presented. His home is on sole and separate property. He will be selling the farm and wants the home rezoned to residential.*

*Director McGaughey showed on the projector the map of the area in question.*

*Commissioner Lunt – is it at the end of Alder Lane to the North?*

*Director McGaughey stated yes.*

*Chairman Larson asked if there were any other questions? No response.*

*Commissioner Matlock motioned for item REZ 873-22 (APN 105-25-013) to send a favorable recommendation to the Board of Supervisors. Commissioner Lunt seconded. Vote: all in favor.*

5. REZ 874-23 (APN 105-25-009A) 2 acres. A request was made to rezone from current M-X (Unlimited Manufacturing) to A-R (Agricultural Residential). The once used commercial building on the parcel is now used as a residential home with no manufacturing taking place. The requestor is owner, David Wood. The situs is 622 E. Center Street, Pima.

*Chairman Larson read the request.*

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*David Wood who stated he resides at 622 Center Street Pima present. Mr. Wood stated that he purchased a commercial building and made it into a home.*

*Director McGaughey stated that if you will look I did not have to move the map the property is neighboring the other property.*

*Chairman Larson are there any questions? No response.*

*Commissioner Claridge motioned for item REZ 874-23 (APN 105-25-009A) to send a favorable recommendation to the Board of Supervisors. Commissioner Ruiz seconded. Vote: all in favor*

**UNFINISHED BUSINESS: NONE**

## **ITEMS TO BE SET UP FOR PUBLIC HEARING**

6. REZ 875-23 (APN105-45-086H) 1.47 acres. A request was made to rezone from current A (General Use) to R-M (Residential Multi-Family) for the purpose of developing multi-family units. The owner and requestor, Cody Innes. The situs is 4750 W. US HWY 70, Central.

*Commissioner Claridge motioned for item REZ 875-23 (APN105-45-086H) to be heard at the April meeting. Commissioner Ruiz seconded. Vote: all in favor.*

7. REZ 876-23 (APN113-03-029) 10-acre section of the 79-acre parcel (The Southeast quarter of the Southeast quarter of the Northwest quarter of section 6, range 9S, Township 26E.) A request was made to rezone from a current A (General Use) to M-X (Unlimited Manufacturing) for a feed lot. The owners and requestors are Wyle "Bill" and Lori Sollers. The situs is 1475 W. Quatro Cerros Rd. Safford.

*Commissioner Claridge motioned for item REZ 876-23 (APN113-03-029) to be heard at the April meeting. Commissioner Lunt seconded. Vote: all in favor.*

8. SUP23-01 (APN 106-06-086) A request was made for a Special Use Permit (SUP) for a Petting Zoo Farm for (special occasions). The owner and requestor, Kaye Congdon. The situs is 5828 S. Cottontail Trail, Safford.

*Commissioner Matlock motioned for item SUP23-01 (APN 106-06-086) to be heard at the April meeting. Commissioner Ruiz seconded. Vote: all in favor.*

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**OTHER BUSINESS**

Director McGaughey reviewed Board of Supervisor Meeting February 6, 2026, approval of Permit CUP22-06 (APN 105-35-164) Dawn Norton hyperbaric oxygen red light therapy. Road name 43<sup>rd</sup> Place approved. Road name Elements Road approved. Approval of Gene Robert Larson as Planning and Zoning Commission Member.

Chairman Larson asked the status of Damon Del Deo's Application from the last meeting. Director McGaughey stated that Mr. Del Deo did not meet his deadline with the state and that the property in Ft. Thomas was the only property that met the 25-mile distance from the current marijuana dispensary in Safford.

**CALL TO THE PUBLIC**

NONE

ADJOURNMENT: at 9:16AM Chairman Gene Robert Larson called for adjournment. Commissioner Claridge motioned for the meeting to be adjourned. All in favor.

MINUTES ACCEPTED by: Gene Robert Larson Date 4/19/2023

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTESTED by: Steve McGaughey Date 4/19/23

Steve McGaughey, Community Development Director