

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

April 19, 2023



COMMISSION MEMBERS PRESENT: Chairman Gene Robert Larson, Brandon Lunt, Peter Vlassis, Michael Ruiz, Alvin Summers, and Mark Claridge.

MEMBERS ABSENT: Kay Matlock

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

VISITORS: Dale and Barbara Boehm

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

Supervisor John Howard introduced new Commissioner, Alvin Summers and the reappointment of Commissioner, Judy Motes, to his district. Director Steve McGaughey notified the Commission of the reappointment of Commissioner, Mark Claridge. All Commissioners will be serving a four-year term.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Claridge motioned to approve the minutes for the March 15, 2023, Planning and Zoning meeting. Commissioner Ruiz seconded. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

NONE

UNFINISHED BUSINESS: NONE

ITEMS TO BE SET UP FOR PUBLIC HEARING

REZ877-23 (APN105-32-010) 38.96980 acres. A request was made to rezone from current A (General) to R-MH (Residential -Manufactured Home) for the proposed development of a RV park. The requestor is Ronald and Janice Howard. The property runs along both sides, North and South of Reay Lane, and South of Marble Lane, Thatcher.

Commissioner Claridge motioned for item REZ877-23 (APN105-32-010) to be heard at the May meeting. Commissioner Lunt seconded. Vote: all in favor.

REZ 878-23 (APN105-31-002A) 41.62 acres. A request was made to rezone from current A (General) to R-MH (Residential -Manufactured Home) for the proposed development of a RV park. The requestor is Ronald and Janice Howard. The property runs along both sides, North and South of Reay Lane, and North of Thatcher Bridge, Thatcher. *Commissioner Claridge motioned for item REZ 878-23 (APN105-31-002A) to be heard at the May meeting. Commissioner Ruiz seconded. Vote: all in favor.*

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REZ879-23 (APN105-48-011D) and a portion of (APN105-48-011C) the South 405' of the East 400' of the SE ¼ of the SE ¼ of Section 34 Township 6S Range 25E being about 3.71 acres. A request was made to rezone from current A (General) to R-MH (Residential -Manufactured Home) for the proposed development of a RV park. The requestor is owner, Justin Layton. The situs is 2020 N. Reay Lane, Thatcher.

Commissioner Motes motioned for item REZ879-23 (APN105-48-011D) and a portion of (APN105-48-011C) to be heard at the May meeting. Commissioner Vlassis seconded. Vote: all in favor.

REZ880-23 a portion of (APN105-48-011C) the North 905.53 feet +/- (more or less) of the East 400' of the SE ¼ of the SE ¼ of the Section 34 Township 6S Range 25E being about 8.31 acres. A request was made to rezone from current A (General) to C-M (Commercial Manufacturing) for the proposed development of RV storage and warehouses. The requestor is owner, Justin Layton by POA of landowner, Jay Layton. The situs is 2075 to 2250 N. Reay Lane, Thatcher.

Commissioner Lunt motioned for item REZ880-23 a portion of (APN105-48-011C) to be heard at the May meeting. Commissioner Claridge seconded. Vote: all in favor.

REZ881-23 (APN107-17-037) 1.0048 acres. A request was made to rezone from current A (General) to R-R (Rural Residential) for the purpose of being able to split to make two half acre lots. The owner and requestor, Michael Spenger. The situs is 2204 N. San Juan Mine Rd., Safford.

Commissioner Ruiz motioned for item REZ881-23 (APN107-17-037) to be heard at the May meeting. Commissioner Vlassis seconded. Vote: all in favor.

REZ882-23 (APN104-39-174) 1.0063 acres. A request was made to rezone from current A (General) to R-M (Multi-Family Residential) for the proposed development of a new duplex. The requestor is Travis Palmer. The situs is 1104 S. 4th Ave., Thatcher.

Commissioner Claridge motioned for item REZ882-23 (APN104-39-174) to be heard at the May meeting. Commissioner Ruiz seconded. Vote: all in favor.

OTHER BUSINESS

Commissioner Vlassis questioned if the Howard properties were the same application as prior application that had been withdrawn late last year.

Director McGaughey stated yes, but the location is different. That have moved the location down by the Thatcher bridge.

Commission Motes wonders why there are so many applications for RV parks.

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Director McGaughey stated that Freeport is still expanding and that there are over 800 families looking for homes in the community.

Commissioner Claridge that means that other people may be looking to better their situation so that will open up housing or leave vacancies.

Commissioner Motes asked where are all the families currently staying?

Director McGaughey stated that they are in hotels the RV parks are full then they go home to their families on the weekend where ever they call home.

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 Commission Ruiz seconded. Vote: All in favor.

MINUTES ACCEPTED by: Gene Robert Larson Date 5/19/2023

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTESTED by: Steve McGaughey Date 5/17/23

Steve McGaughey, Community Development Director