

PLANNING & ZONING COMMISSION
MINUTES OF MEETING
July 18, 2018

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

MEMBERS ABSENT: Steve Taylor, Joe Carpenter

STAFF PRESENT: Karen Ulibarri, Planning & Zoning Secretary; Brooks Bryce, Deputy Assessor;

VISITORS: Calvert Allred, Greg Larson, Mike Hayes, Luke Hatch, Jarom Lunt

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 June 20, 2018. Commissioner Curtis seconded the motion. The Commission vote was unanimous in favor of the motion.

ITEMS FOR PUBLIC HEARING:

AGENDA ITEM #4: Public hearing for a Zone Map Change REZ #809-18 (APN 103-29-053). The request is made to change the present "A" (General Land Use) Zone to "C-M" (Commercial-Manufacturing Land Use) Zone to match with the rest of the property. The applicants are Mike & Jayne Mayes and the parcel is 6.12 acres. The location is 900 E. Double K Drive.

Mr. Mayes was present and told the Commission that they had purchased the adjoining property and would like to rezone it to match with the rest of their Commercial property. He said that they do a lot of work for Freeport and they use the property to store their equipment.

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

MOTION ADOPTED

AGENDA ITEM #5. Public hearing for a Zone Map Change REZ #810-18 (APN 104-28-325). The request is made to change the present "A" (General Land Use) Zone to "R-SB/20M" (Residential-Site built Land Use) Zone for the purpose of a minor land division to build affordable housing. The applicant is Forest Wright and the portion of the 8.34 acre parcel to be rezoned and divided is two acres. The location is the northeast corner of Arena Way, Thatcher.

Mr. Greg Larson, an attorney, spoke to the Commission for Forest. He told how Forest would like to split the two acres into four parcels to build houses. He said having parcel of one acre would make them cost-prohibitive.

Jarom Lunt, who owns the 8 acre parcel now, explained to the Commission the utilities and how the drainage covenants work.

Calvert Allred and Luke Hatch, neighbors in the 300' radius, expressed their concerns about the excess traffic causing dust and that they didn't feel the infrastructure could handle smaller lots.

Commissioner Motes-Driver moved to send a favorable recommendation to the Board of Supervisors and Commissioner Cutis seconded the motion. The vote was five in favor of the motion with Commissioner Matlock being opposed.

MOTION ADOPTED

ITEMS TO BE SETUP FOR PUBLIC HEARING:

AGENDA ITEM #6: Set up item for public hearing for a Zone Map Change REZ #811-18 (APN 103-28-042). The request is made to change the present "A" (General Land Use) Zone to "C-M" (Commercial-Manufacturing Land Use) Zone. The applicant is Kim Prentice and the parcel is three acres. The location is north of Jo-Bi's in the 4300 block of US Hwy 191.

MOTION ADOPTED

PLANNING AND ZONING STAFF COMMENTS: None

DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS: None

CALL TO THE PUBLIC: None

ADJOURNMENT: @ 9:46 by acclamation.

MINUTES ACCEPTED:

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

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