

PLANNING AND ZONING COMMISSION MINUTES OF MEETING August 17, 2022



COMMISSION MEMBERS PRESENT: Chairperson Gene Robert Larson, Kay Matlock, Judy Motes, Peter Vlassis, Mark Claridge, and Michael Ruiz

MEMBERS ABSENT: Brandon Lunt and Steve Taylor

STAFF PRESENT: Steve McGaughey, Valerie Cooke, Missy Spoon, Michael Bryce, Jennifer Cochran, Timothy Weid, Darlene Alder, County Attorney Scott Bennett and Jean Roof

VISITORS: Bill Farris, Kelly Griffin, Brian Cox, Reed Larson, and Heather Duke

CALL TO ORDER: Chairman Gene Robert Larson called the meeting to order at 9:02 am and took roll, a quorum was present.

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Vlassis motioned to approve the minutes for the July 20, 2022 Planning and Zoning meeting. Commissioner Claridge seconded. Vote: all in favor.

ITEMS FOR PUBLIC HEARING

4. REZ 858-22 (APN 105-43-021) Request is made to change the current A (general land use) zone to C-M (Commercial Manufacturing land use) zone for the purpose of constructing rental storage units. The requestor is owner Tye Hatch. The situs is 6494 W. Central Road, the old air strip just East of Pima City limits.

Chairman Gene Robert Larson read the proposal. P&Z Director Steve McGaughey presented for J. Tye Hatch who was unable to attend. Commissioner Vlassis questioned what kind of storage units were intended for the zone. Commissioner Claridge questioned what else would be able to be placed on the parcel once the zoning was changed to C-M. Chairman Larson explained that the parcel was zoned for an airstrip many years ago. Director McGaughey stated that he could not find in county records where the airstrip was zoned as an airstrip - not that it wasn't, but that he could not find it. Commissioner Matlock wanted to know how many units would be on the parcel. Two neighbors, Brian Cox and Kelly Griffin, who oppose the zone change appeared before the commissioner stating rezoning would add more dust and traffic to the area. Ron Lines also opposed by email notification to Director Steve McGaughey. Michael Bryce, Graham County Engineer, was asked by the Commissioners about roads and traffic. Mr. Bryce stated that the roads were not maintained by the county. Chairman Gene Robert Larson in his opinion is to not allow the rezone. Commissioner Matlock wanted information regarding access to Mr. Hatch's personal property and the location of requested rezone commercial property.

Commissioner Claridge motioned to send an unfavorable recommendation to the Board of Supervisors. Commissioner Ruiz seconded. Vote: all in favor.

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5. REZ 859-22 (APN 104-39-085D) Request is made to change the current A (general land use) zone to R-R (Rural - Residential 20,000 sq. ft. minimum lot size) zone to facilitate a split of the parcel. The requestor is owner Reed Larson. The situs is 3464 W. Rowley Drive, Thatcher.

Chairman Gene Robert Larson read the proposal. P&Z Director Steve McGaughey introduced land owner Reed Larson who presented. There were two letters received in opposition after the deadline. When asked, Mr. Larson, stated that the split would create a North and South parcel. Director McGaughey stated that the area surrounding the proposed split has properties of 1/2 acre and 1 acres lots. There are no subdivisions in the surrounding area.

Commissioner Motes motioned to send a favorable recommendation to the Board of Supervisors. Commissioner Claridge seconded. Vote: all in favor.

ITEMS TO BE SET UP FOR PUBLIC HEARING

6. REZ 860-22 (APN 112-12-128B) Request is made to change the current A (general land use) zone to C-M (Commercial Manufacturing land use) zone for the purpose of operating an auto repair business on the property. The Requestor is owner Dustin Lee Luster. The situs is 8626 W. Windblown Trail Pima.

Commissioner Matlock motioned for item REZ 860-22 (APN 112-12-128B) to be heard at the September meeting. Commissioner Claridge seconded. Vote: all in favor.

7. REZ 861-22 (APN 106-07-059F) Request is made to re-zone from AR-2 (2 acre min) to AR- 1 (1 acre min) to allow for the splitting of the parcel for the building of a new home. The requestor is Bruce and Rebecca Black. The situs is 5528 S. Thorn Lane, Safford.

Commissioner Ruiz motioned for item REZ 861-22 (APN 106-07-059F) to be heard at the September meeting. Commissioner Matlock seconded. Vote: all in favor.

8. REZ 862-22 (APN 105-05-003) Request is made to re-zone from current A zone to R-R (Rural - Residential 20,000 sq. ft. minimum lot size) zone for the purpose of putting the existing single family home on its own parcel. The requestor is Ross Bryce. The situs is 6856 W. Safford-Bryce Rd., Pima.

Commissioner Matlock motioned for item REZ 862-22 (APN 105-05-003) to be heard at the September meeting. Commissioner Claridge seconded. Vote: all in favor.

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9. TA22-01 TEXT AMENDMENT – Text Amendment Application submitted by Carolyn Oberholtzer on behalf of Pamela Brooks, owner of APN 108-13-020, seeking to revise portions of Sections 4.1.2, 4.1.3, 9.2, and 9.4 of the Graham County Zoning Ordinance to permit marijuana establishments that cultivate and process marijuana to operate in the A Zone as a use permitted with certain conditions or under a conditional use permit; to modify the definition of enclosed area under the marijuana regulations; to modify the distance requirements between marijuana establishments and residentially zoned property and property used for residential purposes; to modify how distance is measured between marijuana establishments and adjacent properties; and to modify the permissible operating hours for certain marijuana establishments.

Chairman Gene Robert Larson read the proposal. Commissioner Claridge questioned if this item should be brought up for discussion after the election in November since there is something concerning this issue possible on the upcoming ballot. The County Attorney interrupted and stated the commission would need to follow statute. Advised Commission to go into executive session. Commissioner Vlassis motioned to go into executive session. Commissioner Claridge Seconded. Vote: all in favor.

Commissioner Vlassis motioned to end executive session. Commissioner Ruiz seconded. Vote: all in favor.

(Executive Session 35.20 minutes)

Commissioner Claridge motioned for item TA22-01 TEXT AMENDMENT to be heard at the September meeting. Commissioner Vlassis seconded. Vote: all in favor

OTHER BUSINESS

Announcement -. The correct agenda was posted online and posted for the public. The incorrect agenda was printed for the public meeting and then collected once the error was discovered. All incorrect agendas have been accounted for.

The P&Z Director, Steve McGaughey, reported on the items from the July Commission meeting that went to the Board of Supervisors meeting on August 1, 2022.

CALL TO THE PUBLIC

No answer.

ADJOURNMENT: at 10:21AM Chairman Gene Robert Larson motioned for the meeting to be adjourned.

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MINUTES ACCEPTED by: _____

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTESTED by: _____

Steve McGaughey, Director Planning & Zoning Department

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