

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

October 21, 2020

COMMISSION MEMBERS PRESENT: Gene Robert Larson, JP Lietar, Michael Ruiz, Mark Claridge, Judy Motes-Driver

MEMBERS ABSENT: Steve Taylor, Kay Matlock, Charles Curtis

STAFF PRESENT: Steve McGaughey, Machael Layton

VISITORS: Eddie Sanchez, Mary Ann Sanchez, Nellie Sanchez, John Zimmerman, Mary Zimmerman, Valerie Cooke

CALL TO ORDER: Chariman Larson call the meeting to order at 9:00 am

APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner Claridge moved to approve the meeting minutes from August 19, 2020. Commissioner Ruiz seconded. Vote was all in favor.

ITEMS FOR PUBLIC HEARING

Agenda item #1: Public hearing for a Zone Map Change REZ #824-20 (APN 107-43-028). The request is made to change the present "A" Zone (general land use) to "R-R" (residential rural) for the purpose of facilitating a land split that will allow the applicant to construct a site-built home next to his mother's home. The request is made by Eddie Sanchez, the situs address is 7832 E. San Jose Rd., Safford. Present at the podium was Eddie Sanchez who explained that he would be retiring soon and would like to move home and build a small home next to his mother's house in order to care for her as she ages. There were no letters or speakers in opposition to this request. The motion to send a favorable recommendation for this request was made by Commissioner Motes-Driver, seconded by Commissioner Claridge. Vote was all in favor.

Agenda item #2: Public hearing for a Zone Map Change REZ #823-20 (APN 101-14-007L). The request is made to change the current "A" zone (general land use) to "R-U" (residential urban) zone for the purpose of bringing the existing property into compliance with County ordinances

and to replace a residence with a manufactured home on the property. The request is made by Renate Ely, the situs address is 104 East 20th Street, Safford. Mrs. Ely was not present. There were two letters of opposition. Director McGaughey explained how rezoning the property would bring it into compliance as the property has had several manufactured rental homes on it for many years and should be in a zone that allows for that along with being able to replace an old dilapidated home with a new manufactured home. Commissioner Claridge pointed out that the old site built home has been demolished. The floor was opened to those wishing to speak. Mary and John Zimmerman addressed the board with their concerns about the state of the property, the animals kept on the parcel, and the negative impact on their property value. After some question and answers the Chairman called for a motion. Commissioner Claridge motioned to send a favorable recommendation to the board. Commissioner Ruiz seconded. Vote was all in favor. Commissioner Motes-Driver abstained from voting. Director McGaughey asked Mrs. Cooke to put together some information about how property values are affected by neighboring properties, which will be presented at the Board of Supervisors meeting on November 2nd.

ITEMS TO BE SET UP FOR PUBLIC HEARING

Public hearing request for a Zone Map Change REZ #825-20 (APN 106-20-337E). Request is made to change the present “C-G” (commercial general) zone to “R-M” (multi-family residential) zone for the purpose of changing the property from commercial back to residential. The request is made by Jimmy Meredith. The situs address is 1090 W. Swift Trail, Safford. Commissioner Motes-Driver moved to put this item on the agenda to be heard. Commissioner Lietar seconded. Vote was all in favor.

Public hearing request for a Zone Map Change REZ #826-20 (APN 103-25-038). Request is made to change the present “A” (general land use) zone to “C-G” (commercial-general) zone for the purpose of adding an additional business to the property and to bring the entire property into compliance with County ordinances. The request is made by Kimberly Riggs. The situs address is 3352 S. Highway 191, Safford. Commissioner Claridge moved to put this item on the agenda to be heard. Commissioner Lietar seconded. Vote was all in favor.

Public hearing request for a Zone Map Change REZ #821-20 (APN 114-19-008D). Request is made to change the present “A” (general land use) zone to “M-X” (unlimited manufacturing land use) zone for the purpose of operating a medical marijuana dispensary offsite cultivation facility within the existing greenhouses located on the property. The request is made by NatureSweet LLC. The situs address is 26050 S. Naturesweet Ave, Willcox. Commissioner Motes-Driver moved to put the item on the agenda to be heard. Commissioner Claridge seconded. Vote was all in favor.

CALL TO THE PUBLIC

None answered.

ADJOURNMENT: Chairman Larson called the meeting adjourned at 10:05 am.

MINUTES ACCEPTED:

Gene Robert Larson, Chairman Planning & Zoning Commission

ATTEST:

Steve McGaughey, Director Planning & Zoning Department