

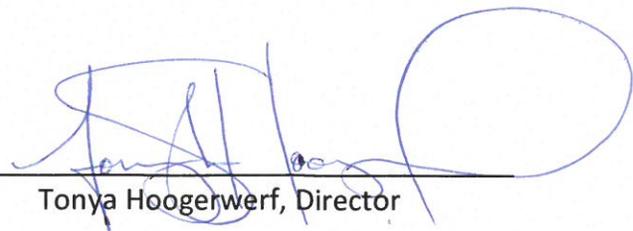


LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
June 3, 2021 - AT 4:00 p.m.
LA PAZ COUNTY BOARD OF SUPERVISORS MEETING ROOM
1108 JOSHUA AVE, PARKER, AZ 85344

PUBLIC NOTICE/AGENDA

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz County Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a Public Hearing/Regular Meeting, open to the public on Thursday, June 3, 2021, 4:00 p.m. at the La Paz County Board of Supervisors Meeting Room 1108 Joshua Ave., Parker, Arizona 85344. The Planning and Zoning Commission will make their recommendation to the Board of Supervisors on this date. The Board of Supervisors will then hold a Public Hearing on DATE at 10:00 a.m. at the same location, to make a final decision on this/these matter(s).

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Approval of May 6, 2021 Planning & Zoning Regular Meeting minutes.
5. Docket No. Z2021-005 – Lucky 13 Land McPherson Ranch, LLC – APN(s): 308-02-001A & 308-02-001B (APN will change pending land combination) – Applicant is requesting to rezone from Rural Agricultural (RA-20) to Recreational Vehicle Park (RVP).
6. Docket No. Z2021-006 – Barsoum & Samuel Inc. – 310-24-007G – The applicant is requesting to rezone from Recreational Vehicle Park (RVP) to Commercial (C-2).
7. Docket No. CUP2021-002 - The Lone Cactus Solar, LLC – 307-003-045G (sections 25 & 36 only) – The applicant is requesting a Conditional Use Permit for compliance with La Paz County Zoning Regulations for solar development.
8. Community Development Update- Tonya Hoogerwerf.
9. Next Planning & Zoning meeting is TBD.
10. Adjournment.



Tonya Hoogerwerf, Director

La Paz County Planning and Zoning Commission Meeting (Regular)

06/03/2021 @ 4:00pm

La Paz County Board of Supervisors Meeting Room
1101 W Arizona Ave, Parker, AZ 85344

-Agenda Item # 1: Meeting is called to order at 4:01 pm by Daniel Tucker.

-Agenda Item # 2: Roll Call: Daniel Tucker (Chairman), Richard Trusty (Vice Chairman), John Newman, Rick Bierbrodt, Stefanie Hartnell, De Vona Saiter, Tonya Hoogerwerf (Community Development Director)

ABSENT- Doyle Thompson III

-Agenda item # 3: Pledge of Allegiance.

Daniel Tucker- I just want to remind everybody that this is an open meeting subject Open Meeting laws; if you wish to speak you can step up to the podium, you'll have three minutes. Please state your first and last name if you choose to speak.

-Agenda item # 4: Approval of the minutes from the 05/06/2021 Planning & Zoning Regular Meeting.
Motion to approve by Commissioner Richard Bierbrodt.
Seconded by Commissioner John Newman.
All in favor to approve minutes from the 05/06/2021 PZ Meeting, Motion carried.
Approved Unanimously. (6-0)

-Agenda item # 5: Docket Z2021-005- APN 308-02-001A & 308-02-001B- Lucky 13 Land McPherson Ranch, LLC- Opened by Chairman Daniel Tucker, parcel owners/agents are present.

T. Hoogerwerf: gives staff report.

Daniel Tucker: Did you guys have anything to say about your project?

Phil Roxworthy: No! No! Tonya did a great job; we've always been told less is more. No, really, we're just a couple of western farm boys that have farmed all over the country for a number of years and ended up here and loved it. We ended up buying this ranch a few years ago with the intentions of getting into hemp farming and realized this area was just so beautiful and so quiet that we needed to do something better than that with it. The RV Park will help create a little stability financially for the ranch itself and then be able to take the baby steps into some of the other things that we've done. And we currently have 130,000 head of black Angus that we work with a local rancher that has become our partner on that side of things as well. I have a culinary and design build background, as a design/build construction background. We all are in the trades in some way, shape, or form. So, this is kind of an all together team effort and as I said, we love it here. We spent all last weekend on the lake. We're going to do some really cool things here.

William Hamilton: Let's be clear, HE was on the lake, I was at my computer... And really how the idea came to us was we were just out there one night enjoying the land and the beauty and peace and quiet and the big open sky and we just started thinking "I think other people would like to do this. I think other people would like to enjoy what we're experiencing right now." So, we started thinking of ways of how we might be able to make that happen. And this is what it came to. We didn't want to build a bunch of structures with hardware, you know, we wanted something where people could come and stay as long as they'd like and then go on their way when they were done. And so, this is what we came up with.

Phil Roxworthy: Well, the idea really is that we are not going to build a traditional RV Park- it's not going to be a parking lot. The spaces will be 3 times bigger the industry average. We will harness reclaimed timber and industrial material guys and antique dealers. So, most of the materials, hopefully they'll come back at some point which is still part of our deal, then they'll fit the desert look and it'll be a really nice place. We're

not going to disturb it too much; we're leaving the original washes and stuff. We don't like staying in a parking lot.

William Hamilton: Our architect is known for developing public art, so he's very much attuned into the site and how the site fits and how it best works, and how to nurture the natural elements but not exploit that, you know the varying between that and still be able to come up with a good plan with large spaces, so people don't feel all crammed in together. I think that people will enjoy that. That's what we're working to get.

Daniel Tucker: So, I guess my question is, you're not going to do any farming?

Phil Roxworthy: Yes, we are still, we have 30,000 acres of land out there, this is just a small portion of our deeded land.

Daniel Tucker: So, it's going to be a farm in addition to an RV Park?

Phil Roxworthy: More ranching, not farming; but we want to build some cash and stability with this financially before we move into farming.

Daniel Tucker: But are you allowed to farm?

Phil Roxworthy: yes

Tonya Hoogerwerf: its rural agricultural.

Phil Roxworthy: We've actually had a hemp license for the property for the last 3 years as well. We had plants there.

De Vona Saiter: I am De Vona Saiter a Wenden resident. And so, my family has been there probably 60 years and and so obviously I'm sitting here because I really care about the area of where we're living and the possibilities and everything that can happen. And I like this thing that we're hearing is each individual rv space is 100 feet deep, I think 3 times the average. It will be minimally developed to incorporate our native vegetation, creating a natural seamless desert arc. I am a big advocate of that, because I have seen, you know, agriculture has taken over and there's not much native desert left off highway 60, it's mostly the deserts gone. And you may notice, but native soil absorbs about six times the amount of water, than non-native soils were. So just for the soil, you bring up desert fauna, plants and all that stuff, their natural water capture stations. And so, you can result in a lot of floods, I'm sure you've heard about them in Wenden and stuff. And so, when I see statements like this, it makes me feel good. And I really hope that you take good effort, in what you said and, and trying to preserve as much of the natural trees and plants because everything is very essential to water, capturing that water to get it back into the ground to keep flooding from happening. Because when you remove all that stuff, it just kind of collapses along in our processes. So, if you can do the best you can, you know, this is exciting. But for you to do the best you can stop this.

Phil Roxworthy: You'll see it on the map of the layout of how we drew it up on the property, all the native washes are left intact. And they're actually pretty large buffer zones. I was just with the rancher this morning, and we are going to NRCS to do an overall watershed conservation plan for the entire ranch. Because with the with the centennial wash, a large majority of our property, the old wares and things that were done in the 40's and 50's have never been maintained the current drought situation, we want to actually go to NRCS and do a plan to rebuild those wares to help slow the water down when it actually does show up and disperse and really try to recharge the aquifer as much as possible. So, this is a big part of what we want to do in general. This is just our way of stabilizing ourselves financially. We borrowed money from friends and family and bought the range with cash but yeah, we're going to run out of resources. And surely, we want them to come and hang out. And when people do that, they are amazed because you know.

De Vona Saiter: because that is a symbol of your work because obviously, I'm very involved with what happens with water when it does come into in our town. And then your aware that working with the washes that they are essential in building structures and stuff can be working against you heavily when you're not working with the water. It can be very difficult.

Phil Roxworthy: We bought the saloon as well. So, we have all the pictures of all the times that business has been flooded as well.

De Vona Saiter: Yeah, my business has been flooded 3 times... I really hope that this helps keep people conscious of the water,

Phil Roxworthy: And I realize that that water is the gold of the west.

Daniel Tucker: Ok, are there any members of the public that would like to speak on this?

(none)

Any other questions?

(none)

Ok, so at this time I'd like to entertain a motion to approve or deny docket number Z2021-005, Lucky 13 Land McPherson Ranch, LLC APNs 30802001A and 30802001B, with the stipulation that a 207 waiver be signed.

Motion to approve Docket Z2021-005- APNs 308-02-001A & 308-02-001B, as noticed with the stipulation of a signed 207 Waiver, made by Commissioner De Vona Saiter.

Seconded by Commissioner Rick Bierbrodt.

All in favor to approve Docket Z2021-005- APNs 308-02-001A & 308-02-001B, as noticed with the stipulation of a signed 207 Waiver, Motion carried.

Approved Unanimously. (6-0)

-Agenda item # 6: Docket Z2021-006- APN 310-24-007G – Barsoum & Samuel Inc.- opened by Chairman Daniel Tucker, parcel owner Shahir is present.

T. Hoogerwerf: gives staff report on docket. She also continues to explain that the parcel is currently not up to code and is legal non-conforming. It is actually too small for existing zoning regulations to be zoned commercial; however, it has been operating as commercial for the last 41 years.

Daniel Tucker: Does the property owner have anything they'd like to say?

Shahir Barsoum: This property has been being used as commercial for at least 41 years. He went on to explain that this all came about because the La Paz County Health Department said he didn't have the room for the stove that he had in there and in order for him to expand his restaurant to meet the requirements they expect of him he needs to be zoned commercial. He's been operating as a restaurant this whole time and he doesn't understand why it's never been commercial. For as long as the property has been there, there has been a restaurant there.

Daniel Tucker: Ok, are there any members of the public that would like to speak on this?

(none)

Any other questions?

(none)

Ok, so at this time I'd like to entertain a motion to approve or deny docket number Z2021-006, Barsoum & Samuel Inc APN 310-24-007G, with the stipulation that a 207 waiver be signed.

Motion to approve Docket Z2021-006- APN 310-24-007G- Barsoum & Samuel Inc. as noticed with the stipulation of a signed 207 Waiver, made by Commissioner Richard Trusty.

Seconded by Commissioner John Newman.

All in favor to approve Docket Z2021-006- APN 310-24-007G- Barsoum & Samuel Inc. as noticed with the stipulation of a signed 207 Waiver, Motion carried.

Approved Unanimously. (6-0)

-Agenda item # 7: Docket CUP2021-002 APN 307-03-045G- Lone Cactus Solar, LLC (Sections 25 & 36 only) – opened by Chairman Daniel Tucker, parcel agent is present physically and engineer is present telephonically.

Tonya Hoogerwerf: gives the staff report.

Daniel Tucker: Ok, does the agent want to say anything?

Representative: no, Tonya did a very good job but we're available for questions if there are any.

Daniel Tucker: Ok, are there any members of the public that would like to speak on this?

(none)

Any other questions?

(none)

Motion to approve Docket CUP2021-002- APN 307-03-045G (Sections 25 & 36 only)- Lone Cactus Solar, as noticed, made by Commissioner John Newman.

Seconded by Commissioner De Vona Saiter.

All in favor to approve Docket CUP2021-002- APN 307-03-045G (Sections 25 & 36 only)- Lone Cactus Solar, as noticed, Motion carried.

Approved Unanimously. (6-0)

Community Development update- none to give at this time -Tonya Hoogerwerf.

The next Planning and Zoning meeting will be TBD.

Planning and Zoning meeting of 06/03/2021 adjourned at 4:32PM

Planning & Zoning Chairman, Daniel Tucker

Community Development Director, Tonya Hoogerwerf