



La Paz County Department of Community Development
1112 Joshua • Suite 202 • Parker, Arizona 85344
(928) 669-6138 • Fax (928) 669-5503 • TDD (928) 669-8400

LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
April 6, 2016 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

NOTICE/AGENDA

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, April 6, 2016, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

1. Call to Order

2. Approval of July 7, 2016 Planning and Zoning minutes

3. Docket No. Z2017-001 - APN: 305-13-009D Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 5 Acres (RA-5) to Suburban Ranch Zoning District Minimum 1 Acre (SR-1). The property is located at 42647 Canela St, Vicksburg, AZ 85348: Township 4N, Range 15W, Section 2 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin)

4. Docket No. CU2017-001 - APN: 304-39-030. Applicant is requesting a conditional use permit, for the purpose of granting this parcel to be used as a private aircraft operations area. The property is located at 41375 Hess Ln. Salome, AZ 85348: Township 5N, Range 13W, Section 36 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin)

5 Community Development Update

6. Call to Public

7. Adjournment

Next Planning and Zoning meeting Thursday May 4, 2017, if needed. This **notice/agenda** was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on **Thursday March 9, 2017, on or before the hour of 5:00 p.m.**

Nora Yackley, CD Administrator

**MINUTES of the
La Paz County Planning & Zoning Commission
April 6, 2017 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Vice Chairperson Pat Jones, Commissioners: Morris Sevada, Doyle Thompson Jr., Chonna Marshall, Dennis Price, Community Development Administrator Yackley and Administrative Assistant Renee Nelson

Call the Meeting to Order:

Chairperson Gory called the April 6, 2017, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, July 7, 2016 Planning and Zoning Public Hearing.

Commissioner Thompson made the motion to approve the July 7, 2016 Planning and Zoning Public Hearing minutes.

Commissioner Marshall seconded the motion and the motion passed unanimously

Chairperson Gory read Docket No. Z2017-001 - APN: 305-13-009D Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 5 Acres (RA-5) to Suburban Ranch Zoning District Minimum 1 Acre (SR-1). The property is located at 42647 Canela St, Vicksburg, AZ 85348: Township 4N, Range 15W, Section 2 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin) **What does the staff recommend?**

Community Development Administrator Yackley: Read staff report **Docket No. Z2017-001 - APN: 305-13-009D** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 5 Acres (RA-5) to Suburban Ranch Zoning District Minimum 1 Acre (SR-1). The property is located at 42647 Canela St, Vicksburg, AZ 85348: Township 4N, Range 15W, Section 2 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin)

Community Development Administrator Yackley explained that there was a chain of documents that were brought to the staff's attention and after doing our due diligence, we found that this could possibly be a wildcat subdivision. The paper trail that we have provided has come from the recorder's office

Vice Chairperson Jones commented that this would be an illegal subdivision

Community Development Administrator Yackley explained that is why we feel we need to curtail this

Vice Chairperson Jones commented that we have had this happen before and it created many problems

Chairperson Gory commented that yes and we had a lawsuit that went along with it

Commissioner Price asked if what they are doing is illegal

Vice Chairperson Jones explained that on the surface no, but if you look at the history, yes

Chairperson Gory explained that there are rules and regulations pertaining to the creation of a subdivision

Chairperson Marshall explained that even if that is not the case, the intent is there, it might not be creating an arm's length transaction and in that case, it would be illegal

Commissioner Gory asked if there were any questions or objections

Chairperson Gory opened Docket to the public
No one commented

Chairperson Gory asked if anyone else have any more comments

Commissioner Marshall made the motion to deny Docket No. Z2017-001 - APN: 305-13-009D Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 5 Acres (RA-5) to Suburban Ranch Zoning District Minimum 1 Acre (SR-1). The property is located at 42647 Canela St, Vicksburg, AZ 85348: Township 4N, Range 15W, Section 2 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin) and to direct staff to help with legalities in creating a subdivision.

Commissioner Thompson: Seconded the motion

Chairperson Gory: Called for vote, item passed unanimously; denied

Chairperson Gory read Docket No. CU2017-001 - APN: 304-39-030. Applicant is requesting a conditional use permit, for granting this parcel to be used as a private aircraft operations area. The property is located at 41375 Hess Ln. Salome, AZ 85348: Township 5N, Range 13W, Section 36 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin) **What does the staff recommend?**

Community Development Administrator Yackley: Read staff report **Docket No. CU2017-001 - APN: 304-39-030.** Applicant is requesting a conditional use permit, for

granting this parcel to be used as a private aircraft operations area. The property is located at 41375 Hess Ln. Salome, AZ 85348: Township 5N, Range 13W, Section 36 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin)

Community Development Administrator Yackley explained that this landing/airstrip has been in use for the last 20+ years and at this time, the owner would just like to come into compliance

Chairperson Gory asked if we wanted to read objection letters into record, or just allow them with the backup provided

Community Development Administrator Yackley explained that being provided in the backup was enough

Vice Chairperson Jones commented that it is my understanding is that it will just remain a dirt strip

Community Development Administrator Yackley explained that yes, he is not planning to make any improvements, just wanting to come into compliance

Vice Chairperson Jones explained that it would be dawn to dusk airstrip

Commissioner Sevada asked with the private airports do you have to have permission to land

Vice Chairperson Jones explained that normally you have to have written permission to land, it will be noted on there that it is private, and you must have permission to land, unless it is an emergency situation that is completely different

Commissioner Gory asked if there were any questions or objections

Chairperson Gory opened Docket to the public

Barry Sima introduced himself, explained that he was the owner of this airstrip, and asked if there were any questions, he would be more than happy to answer. He explained that he has owned this property since 1994. He explained that the airstrip is abutting BLM land and that he does have the BLM approved lease. He explained that the only reason he was here today was to become compliant with the County. He has never had a complaint from anyone and to hear that people are complaining is very disturbing. He explained that he does not fly over anyone else's property and that he has 1 mile of property that is on that BLM land. He explained that it is a private strip and will remain a private strip and he does not intend to make any changes.

Vice Chairperson Jones explained that he did not see anything anywhere near it and that he actually flew over it the other day and could see that it is not near any homes

James Downing introduced himself and explained that he owns property to the east. I have known Barry since 1994. Unfortunately, Barry did not let us know what was going on and the notice we got from the county was vague. That is why you received the letter of objection. If all Barry is intending to do is what he has been doing since 1994, well then, I have no objection to that.

Vice Chairperson Jones explained that the image that we are looking at is what this conditional use will be issued for, nothing more

James Downing explained that he wanted confirmation that this is what that means

Vice Chairperson Jones explained that right now, it is approximately 60' wide, so this sketch is what we are approving. We are not approving any improvements, just what is currently there

James Downing explained that you see what my concern is, if it starts expanding then it becomes a nuisance

Commissioner Price asked if this removes your objection at this point

James Downing explained that yes for this particular meeting, but if more evidence becomes available that this is expanding then I reserve the right to change before the BOS

Chairperson Gory asked if there were any more questions or comments

Chairperson Gory: Called for a motion

Commissioner Thompson: made the motion to approve

Commissioner Jones: Seconded the motion

Chairperson Gory: Called for vote, item passed unanimously

Agenda Item #5 - Community Development Update

Community Development Administrator Yackley explained that we have four housing developments that are underway. Three are in the grading process. Toscana is getting ready to submit an amended plat and they have four units that are almost complete. They are possibly going to add 4 more units and another road for entry, hence the reason for the amended plat.

The Travel Plaza, in Ehrenberg has submitted all plans and should be breaking ground soon.

Commissioner Price asked wouldn't it be smart for them to have talked with the water company?

Community Development Administrator Yackley yes that is very valid point

Chairperson Gory asked if anybody had anything they wanted on the next agenda

No comments or questions were made

Adjournment

Chairperson Gory called for a motion to adjourn the April 6, 2017 meeting at 2:24 pm.

Commissioner Gory made a motion to adjourn the April 6, 2017, Planning and Zoning Commission meeting.

Commissioner Jones seconded, the motion passed unanimously.

The meeting adjourned at 2:24 pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator

Renee Nelson, Administrative Assistant



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
May 4, 2017 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

NOTICE/AGENDA

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, May 4, 2017, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

- 1. Call to Order**
- 2. Approval of April 6, 2017 Planning and Zoning minutes**
- 3. Docket No. Z2017-002 - APN: 305-32-043** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA-40) to Suburban Ranch Zoning District Minimum 3 Acre(s) (SR-3). The property is located at 41893 Avenue 47 ½ E, Vicksburg, AZ 85348: Township 5N, Range 15W, Section 4 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2 Minor)
- 4 Community Development Update**
- 5. Call to Public**
- 6. Adjournment**

Next Planning and Zoning meeting Thursday June 1, 2017, if needed. This **notice/agenda** was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on **Monday, June 19, 2017 on or before the hour of 5:00 p.m.**

Nora Yackley, CD Administrator

**MINUTES of the
La Paz County Planning & Zoning Commission
May 4 2017 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were:, Vice Chairperson Pat Jones, Commissioners: Morris Sevada, Doyle Thompson Jr., Chonna Marshall, Dennis Price, Bobby Page and Community Development Administrator Yackley

Call the Meeting to Order:

Vice Chairperson Jones called the May 4, 2017, Planning and Zoning Commission Public Hearing to order at 1:40 pm.

Approval of Minutes

Approval of minutes for Thursday, April 6, 2017 Planning and Zoning Public Hearing.

Commissioner Marshall made the motion to approve the April 6, 2017 Planning and Zoning Public Hearing minutes.

Commissioner Price seconded the motion and the motion passed unanimously

Vice Chairperson Jones read Docket No. Docket No. Z2017-002 - APN: 305-32-043 Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA-40) to Suburban Ranch Zoning District Minimum 3 Acre(s) (SR-3). The property is located at 41893 Avenue 47 ½ E, Vicksburg, AZ 85348: Township 5N, Range 15W, Section 4 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2 Minor) **What does the staff recommend?**

Community Development Administrator Yackley: Read staff report **Docket No. Z2017-002 - APN: 305-32-043** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA-40) to Suburban Ranch Zoning District Minimum 3 Acre(s) (SR-3). The property is located at 41893 Avenue 47 ½ E, Vicksburg, AZ 85348: Township 5N, Range 15W, Section 4 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2 Minor)

Community Development Administrator Yackley explained that property owner provided us with a survey; he would like to rezone the property. Staff recommends approval with the one stipulation; applicant to sign an ARS12-1134 (207) waiver.

Vice Chairperson Jones asked if there were any questions or objections

Vice Chairperson Jones opened Docket to the public
No one commented

Vice Chairperson Jones asked if anyone else have any more comments

Commissioner Price ask for clarification on the address as to where the property is located Salome or Vicksburg.

Commissioner Marshall stated that the addresses come up as Salome even though the property maybe in the Vicksburg area.

Community Development Administrator Yackley stated that the agenda should state Salome and that it was advertised as Salome. There was a typo on the agenda.

Commissioner Price made the motion to approve Docket No. report Docket No. Z2017-002 - APN: 305-32-043 Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA-40) to Suburban Ranch Zoning District Minimum 3 Acre(s) (SR-3). The property is located at 41893 Avenue 47 ½ E, Vicksburg, AZ 85348: Township 5N, Range 15W, Section 4 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2 Minor) with the stipulation applicant is to sign an ARS 12-1134 (207) waiver.

Commissioner Page: Seconded the motion

Vice Chairperson Jones: Called for vote, item passed unanimously; approved

Agenda Item #4 - Community Development Update

Community Development Administrator Yackley explained that we are short staffed at this point we are just trying to get a handle on what we need to do.

The first load of eggs went out from Rosa Acer Farm's two weeks ago. They have started a chilling facility.

The hotel grand opening should be in July. Jack In the Box is going in where Kentucky Fried Chicken was have going in to plan review.

Commissioner Price asked if we had anything in the Ehrenberg area.

Community Development Administrator Yackley Family Dollar is getting property in order, they were in today. Have not heard from the Convenient Store in a while. I thing everyone is laying low to see what happens with the County.

Vice Chairperson Jones asked if he could get a better understanding of what is going on in Community Development. We have lost Renee, who does all the GIS stuff, all the

Commotion stuff and has been incredible since she has been here We also lost our Code Enforcement, my question is what are we going to do with Code Enforcement are we going to do the best we can with what staff we have.

Community Development Administrator Yackley that is exactly what we are going to do. We have 47 open cases at this time. The Hearing Officer closed 3 cases on Wednesday of last week and left one open that we will revisit in September. The other cases we are going to do the best we can do to get them into compliance however, we still have not gotten a clear picture as to what is going to happen.

Vice Chairperson Jones ask if there were any more comments or question; with non I would like to apology's to the board because I have a problem with what is going on around here. We lost two good employees, after doing research, some of the non-essential services were not touched. In my opinion, this is nothing more than a head hunting. After my statements today I will most likely be removed from this board which I have no problem with that. I just want to add I really appreciate staff has done it is just really sad that we have people with special interests and campaign promises that cannot figure out which way is up.

Is there any other comments: No comments or questions were made

Adjournment

Vice Chairperson Jones called for a motion to adjourn the May 4 2017 meeting at 1:56 pm.

Commissioner Page made a motion to adjourn the May 4, 2017, Planning and Zoning Commission meeting.

Commissioner Marshall seconded, the motion passed unanimously.

The meeting adjourned at 1:56pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator

**MINUTES of the
La Paz County Planning & Zoning Commission
August 3, 2017 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Vice Chairperson Morris Sevada
Commissioners: Doyle Thompson Jr., Chonna Marshall, Dennis Price, Dennis Schilling
and Community Development Administrator Yackley

Call the Meeting to Order:

Chairperson Gory called the August 3, 2017, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, May 4, 2017 Planning and Zoning Public Hearing.

Commissioner Price made the motion to approve the May 4, 2017 Planning and Zoning Public Hearing minutes.

Commissioner Marshall seconded the motion and the motion passed unanimously

Chairperson Gory read Docket No. Z2017-005 - APN: 304-49-002 Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA-40) to Commercial Zoning District (C-2). The property is located at 67756 E Highway 60, Salome AZ 85348: NE ¼ of Section 10 Township 5N, Range 13W, Section 2 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin) **What does the staff recommend?**

Community Development Administrator Yackley: Read staff report **Docket No. Z2017-005 - APN: 304-49-002** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA-40) to Commercial Zoning District (C-2). The property is located at 67756 E Highway 60, Salome AZ 85348: NE ¼ of Section 10 Township 5N, Range 13W, Section 2 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3 Irwin)

Community Development Administrator Yackley Staff recommends approval with the one stipulation applicant to sign an ARS12-1134 (207) waiver.

Chairperson Gory asked if there were any more questions or comments

Chairperson Gory: Called for a motion

Commissioner Savada: made the motion to approve

Commissioner Thompson: Seconded the motion

Chairperson Gory: Called for vote, item passed unanimously

Agenda Item #5 - Community Development Update

No comments or questions were made

Adjournment

Chairperson Gory called for a motion to adjourn the August 3, 2017 meeting at 2:40 pm.

Commissioner Marshall made a motion to adjourn the August 3, 2017, Planning and Zoning Commission meeting.

Commissioner Price seconded, the motion passed unanimously.

The meeting adjourned at 2:40 pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
September 7, 2017 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, September 7, 2017 at 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

1. Call to Order

2. Approval of August 3, 2017, Planning and Zoning Minutes.

3. Docket No. Z2017-004 - APN: 304-70-014K Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 5 Acres (RA-5) to Commercial (C-2). The property is located at 39160 Harquahala, Salome, AZ. Legal Description: Section: 21 Township: 5N Range: 13W SEC 21 T5N R13W COMM AT NE COR SEC 21 THN S00.0545W 233.00' TO POB THN CONT S00.0545W 755.63' THN N89.5415W 333.00' THN N00.0545 E 410.00' THN N 35.1750W 208.78' THN N68.5753E 486.71' TO POB EXCEPT ELY 33' RD R/W (Board of Supervisors District 3)

4. Docket No. Z2017-006 - APN: 306-05-003 Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA40) to Suburban Ranch (SR1). The property is located at 51312 61st Avenue, Salome, AZ. Legal Description: Section: 13 Township: 4N Range: 16W W2 NE4 NW4 SEC 13 4N 16. (Board of Supervisors District 3)

5. Docket No. Z2017-007 – APN: 302-50-003 Applicant is requesting to Re-zone from Manufactured Home Park Zoning (MHP) to Commercial (C-2). The property is located at 50020 Ehrenberg Rd. Ehrenberg, AZ. Legal Description: Section: 10 Township: 3N Range: 22W PTN OF SEC 10 AND SEC 15 T-3N R-22W COMM AT NE COR SEC 15 E THN S89.5959W 1320.65' TO E 1/16 COR THN N89.5845W 356.24' TO ELY R/W LINE OLD HWY 60-70 THN S89.5139W 193.68' TO PT ON NELY R/W LINE OLD HWY 60-70 THN N31.0910W 135.49' TO POB THN S59.3254W 100' THN N31.0910W 189.50' THN N58.3515E 100' THN S31.0910E 191.21 TO POB THIS PARCEL HAS BENEFIT OF THAT 30' ESMT OVER PARCEL 302-50-006 SHOWN AS 'PARCEL 2' ON SURVEY 2006-0298

4. Community Development Update

5. Call to Public

6. Adjournment

Next Planning and Zoning meeting Thursday, October 5, 2017.

This agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Thursday, August 24, 2017, on or before the hour of 5:00 p.m.

Tonya Hoogerwerf, Building Inspector

**MINUTES of the
La Paz County Planning & Zoning Commission
September 7, 2017 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Vice Chairperson Morris Sevada
Commissioners: Doyle Thompson Jr., Bobby Page, Chonna Marshall, Dennis Price,
Dennis Schilling, Richard Trusty, Community Development Administrator Yackley and
911 Coordinator Renee Nelson

Call the Meeting to Order:

Chairperson Gory called the September 7, 2017, Planning and Zoning Commission
Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, August 3, 2017 Planning and Zoning Public Hearing.

Chairperson Gory would like everyone to introduce himself or herself as we have new
members on the board

Commissioner Thompson made the motion to approve the August 3, 2017 Planning
and Zoning Public Hearing minutes.

Commissioner Price seconded the motion and the motion passed unanimously

Chairperson Gory read Docket No. Z2017-004 - APN: 304-70-014K Applicant is
requesting to Re-zone from Rural Agricultural Zoning District Minimum 5 Acres (RA-5)
to Commercial (C-2). The property is located at 39160 Harquahala, Salome, AZ. Legal
Description: Section: 21 Township: 5N Range: 13W SEC 21 T5N R13W COMM AT NE
COR SEC 21 THN S00.0545W 233.00' TO POB THN CONT S00.0545W 755.63' THN
N89.5415W 333.00' THN N00.0545 E 410.00' THN N 35.1750W 208.78' THN 68.5753E
486.71' TO POB EXCEPT ELY 33' RD R/W (Board of Supervisors District 3) **What
does the staff recommend?**

Commissioner Schilling asked the reason as to why they would like to re-zone

Community Development Administrator Yackley: Read staff report **Docket No.
Z2017-004 - APN: 304-70-014K**

Community Development Administrator Yackley Staff recommends approval with
the one stipulation applicant to sign an ARS12-1134 (207) waiver. He is actually trying
to bring property into compliance. He currently has a cement business on parcel. He is
now looking to put in a hardware store. We just want to bring him into compliance at
this point.

Chairperson Gory asked if there were any more questions or comments

Chairperson Gory: Called for a motion

Commissioner Thompson: made the motion to approve

Commissioner Marshall: Seconded the motion

Chairperson Gory: Called for vote, item passed unanimously

Chairperson Gory read Docket No. Z2017-006 - APN: 306-05-003 Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA40) to Suburban Ranch (SR1). The property is located at 51312 61st Avenue, Salome, AZ. Legal Description: Section: 13 Township: 4N Range: 16W W2 NE4 NW4 SEC 13 4N 16. (Board of Supervisors District 3)

Commissioner Page commented that the size of the parcel shows 20 acres, but it is zoned RA-40

Community Development Administrator explained that yes, somewhere down the line someone let them split it down to 20 acres, unfortunately only way to catch is when they come in to apply for permit or land division review

Community Development Administrator Yackley: Read staff report **Docket No. 2017-006 – APN: 306-05-003**

Community Development Administrator Yackley Staff recommends approval with the one stipulation applicant to sign an ARS12-1134 (207) waiver.

Chairperson Gory open to public

Debra Turcotte introduced herself to the board and stated her intent. At this time, I am living there full time and am creating my own environment. I have bought 20 acres, so in order to pay for the extra development. I am looking to split into 4 acres. I am trying to get people in there who like the privacy, it is like Boonville out there and we like it like that.

Chairperson Gory asked if there were any more questions or comments

Chairperson Gory asked for motion

Commissioner Schilling made the motion to approve

Commissioner Page seconded the motion

Chairperson Gory called for vote, passed unanimously

Chairperson Gory read Docket No. Z2017-007 – APN: 302-50-003 Applicant is requesting to Re-zone from Manufactured Home Park Zoning (MHP) to Commercial (C-2). The property is located at 50020 Ehrenberg Rd. Ehrenberg, AZ. Legal Description: Section: 10 Township: 3N Range: 22W PTN OF SEC 10 AND SEC 15 T-3N R-22W COMM AT NE COR SEC 15 E THN S89.5959W 1320.65' TO E 1/16 COR THN N89.5845W 356.24' TO ELY R/W LINE OLD HWY 60-70 THN S89.5139W 193.68' TO PT ON NELY R/W LINE OLD HWY 60-70 THN N31.0910W 135.49' TO POB THN S59.3254W 100' THN N31.0910W 189.50' THN N58.3515E 100' THN S31.0910E 191.21 TO POB THIS PARCEL HAS BENEFIT OF THAT 30' ESMT OVER PARCEL 302-50-006 SHOWN AS 'PARCEL 2' ON SURVEY 2006-0298

Community Development Administrator Yackley read staff report Docket No. Z2017-007 – APN: 302-50-003

Community Development Administrator Yackley Staff recommends approval with the one stipulation applicant to sign an ARS12-1134 (207) waiver. We do have a little heartburn with this. Richard Glade owns the front parcel as this one does not sit on the highway; there is an ingress/egress easement recorded for access. His intention when we spoke with him was to place storages on this parcel.

Community Development Administrator Yackley explained he wants to keep his mobile home park as he has people that live their year round

Chairperson Gory explained that if we re-zone to C-2 it would stay there, unless someone comes in and chooses to re-zone

Community Development Administrator Yackley explained that even if you went down to C-1, it lessens what he can do, but it will still allow for the storages or possible a store, it just keeps the heavy industrial stuff off

Commissioner Page asked if we could get with the owner and see exactly what his intentions are

Community Development Administrator Yackley explained that yes, we can table this item and require more information; you can also place stipulations with this Docket

Commissioner Price on agenda it has three different addresses

Community Development Administrator Yackley apologized for the error and explained that as long as we have proper legal description, we are ok

Commissioner Schilling commented that someone brought up the option of going to C-1 versus C-2

Chairperson Gory explained that when we put in motion, we would change it at that point

Commissioner Price explained that he did not think it would be right to change from C-2 to C-1 while the property owner is not present

Commissioner Price makes motion to approve and would like that the minutes reflect the proper address

Commissioner Thompson seconded the motion

Chairperson Gory called for the vote, item passed with five ayes and three nays

Agenda Item #5 - Community Development Update

Community Development Administrator Yackley explained not too much at this time. They have broken ground for new auto part store in Parker and Jack in The Box is moving forward. We have also been moving along with the new convenience store off the I-10 in Ehrenberg.

Adjournment

Chairperson Gory called for a motion to adjourn the September 7, 2017 meeting at 2:30 pm.

Commissioner Price made a motion to adjourn the September 7, 2017, Planning and Zoning Commission meeting.

Commissioner Schilling seconded, the motion passed unanimously.

The meeting adjourned at 2:30 pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator

**MINUTES of the
La Paz County Planning & Zoning Commission
October 5, 2017 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory Commissioners: Doyle Thompson Jr., Chonna Marshall, Dennis Price, Dennis Schilling, Richard Trusty, Community Development Administrator Yackley and 911 Coordinator Renee Nelson

Call the Meeting to Order:

Chairperson Gory called the October 5, 2017, Planning and Zoning Commission Public Hearing to order at 1:35 pm.

Approval of Minutes

Approval of minutes for Thursday, September 7, 2017 Planning and Zoning Public Hearing.

Commissioner Thompson made the motion to approve the September 7, 2017 Planning and Zoning Public Hearing minutes.

Commissioner Price seconded the motion and the motion passed unanimously

Chairperson Gory read Docket No. Docket No. FP2017-01 River View Villas – APN(s): 311-39-001D, 311-76-078 to 311-76-103. Applicant is requesting a Final Plat for the purpose of developing 30 individual lots (3.83 acres). The property is located at 9185 Riverside Dr., Parker, AZ. Legal description: Section 15, Township 10N, Range 19W of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2). **What does the staff recommend?**

Community Development Administrator Yackley: Read staff report **Docket No. FP2017-01 River View Villas**

Community Development Administrator Yackley Staff recommends approval with the two stipulation(s) applicant to sign an ARS12-1134 (207) waiver and provide a Final Plat Mylar that meets all the requirements of the County Engineer and County Subdivision Regulations. This project started about 10-15 years ago, so it is great to see it get finished.

Chairperson Gory asked if there were any more questions or comments

Call to the Public

Commissioner Schilling asked if the new units would be attached like the current ones under construction

Community Development Administrator Yackley explained that the units on the front, there would be five units, which will be connected. They will own the inside of the units themselves, but if they choose to do anything on the outside, they will have to follow the CCRs and hire a licensed commercial contractor, to keep everything uniform.

Commissioner Schilling explained that he really liked what he saw in the CCRs and he asked whether renting would be permissible

Richard Smail introduced himself as the owner/developer on the project. He explained Dickinson and Wright, a law firm in Phoenix, prepared the CCRs. Rental will be permissible, but only long term, not a weekend type thing. We are trying to create a high-end development

Chairperson Gory commented that this project is generating many questions in this community and now people are saying when we can see them, inside.

Richard Smail explained that hoping that we get our approval today and once the plat is in condition to record we will then go the State of AZ to obtain our public reports

Walt Bungey introduced himself as a property owner right down the river. It is good to see that they are coming in, putting units, and finishing the project. The only concern he has, what are you going to do about parking for guests that come and stay? Concerned about the traffic congestion you will have at the road. Traffic goes fast through the area sometimes and I am just worried about room for parking.

Richard Smail explained that in regards to the issue relating to parking, there will not be any parking on Riverside Dr. There will be areas in the upper portion for over flow parking. Each unit will have a 2-car garage. It is not our intention to have anyone parking on that highway. In regards to the drainage issue, we have gone through some major issues with the drainage and we think we have that figured out. Mr. Bungey's son and I actually had a conversation regarding the drainage just yesterday. Robert Willet is the Engineer that has been working with us and we will have 200' plus on that line of sight issue. We have met all ADOT requirements on that.

Chairperson Gory: Called for a motion

Commissioner Marshall: made the motion to approve

Commissioner Thompson: Seconded the motion

Chairperson Gory: Called for vote, item passed unanimously

Agenda Item #5 - Community Development Update

This month we have been quiet. I think it is the calm before the storm. We did take in application for Dollar General out in Salome. They should break ground in a month or so.

Chairperson Gory asked if Ted's is still going to be auctioned

Community Development Administrator Yackley responded yes

Adjournment

Chairperson Gory called for a motion to adjourn the October 5, 2017 meeting at 2:02 pm.

Commissioner Price made a motion to adjourn the October 5, 2017, Planning and Zoning Commission meeting.

Commissioner Schilling seconded, the motion passed unanimously.

The meeting adjourned at 2:02 pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
October 5, 2017, 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

NOTICE/AGENDA

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, October 5, 2017, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

1. **Call to Order**
2. **Approval of September 7, 2017 Planning and Zoning minutes.**
3. **Docket No. FP2017-01 River View Villas – APN(s): 311-39-001D, 311-76-078 to 311-76-103.** Applicant is requesting a Final Plat for the purpose of developing 30 individual lots (3.83 acres). The property is located at 9185 Riverside Dr., Parker, AZ. Legal description: Section 15, Township 10N, Range 19W of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2).
4. **Community Development Update**
5. **Call to Public**
6. **Adjournment**

Next Planning and Zoning meeting November 23, 2017.

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Tuesday September 20, 2017, on or before the hour of 5:00 p.m.

Nora Yackley, Community Development Administrator