

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
January 4, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
December 7, 2006 minutes for approval.
3. **Docket No. Z2006-040 – Saguario Acres/Don Krayeski – APN: 308-20-001.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicant is requesting to rezone a portion of APN: 308-20-001 (2.09 acres) of 199.83 acres from SR-2 (Suburban Ranch – Two Acres) Zoning District to C-2 (General Commercial) Zoning District for the purpose of creating a boat and trailer storage facility. The property is located at 26500 Alamo Rd., Wenden.
4. **Docket No. TR2006-004 – Saguario Acres/Don Krayeski – APN: 308-20-001.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicant is requesting a Tentative Map for the purpose of developing 76 lots (199.83 acres minus 2.09 acres = 197.74 acres) for a subdivision, Saguario Acres. The property is located at 26500 Alamo Rd., Wenden.
5. **Docket No. Z2006-042 – Only Dirt Investment/Shawn Chew & Jeremy McClymonds – APN: 305-32-036C.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone parcel 305-32-036C from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for a future Low-Density Residential development. The property is located at 41067 Avenue 47-1/2 E, Vicksburg.
6. **Docket No. Z2006-046 – Goal Line Investments, LLC/Victor Rudek – APN(s): 304-71-001K, -001L, -001M, and -001N.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 19.62 acres from SR-4 (Suburban Ranch – Four Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District for the purpose of creating a Recreational Vehicle Subdivision. The properties are located at 67810, 67816, 67822 and 67828 66th Street, Salome.

7. **Docket No. Z2006-047 – Patrick M. and Debra K. Robertson – APN(s): 304-71-001F, -001G, -001H, and -001J.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 18.64 acres from SR-4 (Suburban Ranch – Four Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District for the purpose of creating a Recreational Vehicle Subdivision. The properties are located at 39028, 39118, 39180, and 39218 Cox Avenue, Salome.
8. **Docket No. SU2006-013 – Passmore Gas & Oil/Randall Passmore – APN: 305-32-002D.** The applicant is requesting a Special Use Permit to install a 30,000 gallon storage tank for Liquid Petroleum Gas (LPG), to distribute propane to residential and commercial customers by bobtail truck. The property is located at 54150 Highway 72, Vicksburg.
9. **Docket No. Z2006-049 – John and Martine Sovocool – APN(s): 302-56-022J, -022K, and -022L.** The applicants are requesting to rezone 2.67, 1.11 and 1 acres (total 3.79 acres) from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for compliance with a land division. The properties are located at 48719 Desert Ave., 48704 and 48710 Norman Lane, Cibola/Ehrenberg.
10. **Docket No. Z2006-050 – CBI Properties, LLC/Rolando Cavazos– APN: 302-51-009B.** The applicants are requesting to rezone the parcel from MHS (Mobile Home Subdivision) Zoning District to C-2 (General Commercial) Zoning District to expand the mini storage lot located on parcel C, which is already zoned C-2 (General Commercial). The properties are located at 49275 Ehrenberg Poston Hwy. and 49253 Ehrenberg Poston Hwy. (parcel C), Ehrenberg.
11. **Docket No. Z2006-051 – Only Dirt Inv. & Dev. And Tonopah Land, LLC/Shawn Chew, Jeremy McClymond and Mark Hofgard – APN: 305-13-016.** The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future low-density residential development. The property is located at 56624 62nd Street, Vicksburg.
12. **Docket No. SU2006-014 – Jack & Kathleen O’Connell – APN: 311-50-212A.** The applicants are requesting a Special Use Permit in the TR (Transitional Residential) Zoning District for future development and building of inside storage units. The property is located at 31328 Commercial Drive, Parker.
13. **Docket No. SU2006-015 – Roger N. Parsons & Dean A. Parsons – APN: 311-50-214.** The applicants are requesting a Special Use Permit in the TR (Transitional Residential) Zoning District for future development and building of inside storage units. The property is located at 31335 Commercial Drive, Parker.
14. **Board of Supervisors Actions on PC Matters.**
15. **Call to the Public.**
16. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
January 4, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Those present were: Acting Chairman Robert Wall, Commissioners: Gene Bennett, Al Johnson, Lawanda Laffoon, Jim Slawson, Code Enforcement Officer Teri Crawford, and Administrative Specialist Mayton. Others present were: Supervisor Cliff Edey, Millie Johnson, Don Krayeksi, Jim Downing, Victor Rudek, Roger Parsons, Patrick Robertson, Frank Stork, George Ritchie, Jack O'Connell, Mark Hofgard, Martine and John Sovocool and Denise Slawson.

Chairman Robert Gory, Vice-Chairman Conkie Hoover and Commissioner Pat Jones were absent.

Commissioner Slawson moved to recommend Commissioner Wall to act as Chairman in Mr. Gory's absence.

Commissioner Johnson 2nd the motion.

The motion to approve Commissioner Wall act as Chairman of the Planning and Zoning Commission today passed unanimously.

Acting Chairman Wall called the Thursday, January 4, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:42 p.m.

Acting Chairman Wall stated item number 2 on the agenda, is the approval of the December 7, 2006 minutes.

Acting Chairman Wall asked for a motion to approve the December 7, 2006 meeting minutes.

Commissioner Slawson moved to approve the minutes of the December 7, 2006 minutes.

Commissioner Johnson 2nd the motion.

The motion to approve the December 7, 2006 minutes passed unanimously

Acting Chairman Wall read into the record, item number 3, **Docket No. Z2006-040 – Saguario Acres/Don Krayeski – APN: 308-20-001.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicant is requesting to rezone a portion of APN: 308-20-001 (2.09 acres) of 199.83 acres from SR-2 (Suburban Ranch – Two Acres) Zoning District to C-2 (General Commercial)

Zoning District for the purpose of creating a boat and trailer storage facility. The property is located at 26500 Alamo Rd., Wenden.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding Z2006-040 staff is recommending continuance until the newly engineered plans are received in our office.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Mr. Krayseki, applicant, is requesting approval with stipulations.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to continue Docket Z2006-040 to the February 1, 2007 meeting of the Planning and Zoning Commission.

Commissioner Johnson 2nd the motion.

The motion to continue item number 3, passed unanimously.

Acting Chairman Wall read into the record, item number 4, **Docket No. TR2006-004 – Saguaro Acres/Don Krayeski – APN: 308-20-001.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicant is requesting a Tentative Map for the purpose of developing 76 lots (199.83 acres minus 2.09 acres = 197.74 acres) for a subdivision, Saguaro Acres. The property is located at 26500 Alamo Rd., Wenden.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding TR2006-004, staff is recommending continuance as we are awaiting the comments from Brooks Engineers.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to continue Docket TR2006-004 to the to the February 1, 2007 meeting of the Planning and Zoning Commission.

Commissioner Johnson 2nd the motion.

The motion to continue item number 4, passed unanimously.

Acting Chairman Wall read into the record, item number 5, **Docket No. Z2006-042 – Only Dirt Investment/Shawn Chew & Jeremy McClymonds – APN: 305-32-036C.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone parcel 305-32-036C from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for a future Low-Density Residential development. The property is located at 41067 Avenue 47-1/2 E, Vicksburg.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding Z2006-042, staff is recommending approval with the stipulation that evidence of access from the County maintained right-of-way be signed by the new owners as well as the Waiver of Rights and Remedies and that be done prior to the Board of Supervisors meeting.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Mark Hofgard, representing Only Dirt Investment, stated his company has sold the property and that they are not familiar with the new owners.

Acting Chairman Wall asked staff to mark the easements with a dashed line.

Mrs. Crawford stated that staff would be able to do that, however they do have access from McVay Road and onto 47-1/2 E and we have cleared that with the Right-of-Way Agent this morning.

Acting Chairman Wall asked staff if it's on 64th St.

Mrs. Crawford stated that we don't have the easement off 64th St.; it's off 47-1/2 E. We also have not received a new signed application from the new owners.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to continue Docket Z2006-042 to the March 1, 2007 meeting of the Planning and Zoning Commission for consideration and the new owner's signatures.

Commissioner Gene Bennett 2nd the motion.

The motion to continue item number 5, passed unanimously.

Acting Chairman Wall read into the record, item number 6, **Docket No. Z2006-046 – Goal Line Investments, LLC/Victor Rudek – APN(s): 304-71-001K, -001L, -001M, and -001N.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 19.62 acres from SR-4 (Suburban Ranch – Four Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District for the purpose of creating a Recreational Vehicle Subdivision. The properties are located at 67810, 67816, 67822 and 67828 66th Street, Salome.

Acting Chairman Wall called on Mrs. Crawford, for the staff recommendation.

Mrs. Crawford stated regarding Z2006-046, staff recommends denial, SR-4 is the appropriate zoning to that area. RVS zoning is not beneficial to the area when considering the existing RVS in that area. Staff would consider SBR- (Suburban Ranch) (6, 8,12,20), R1- (Low Density Residential) (6, 8,12,20). Proposition 207 passage creates a potential significant liability to the County when considering the allowed densities within RVS (Recreational Vehicle Subdivision) zoning.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Jim Downing, representing the applicant, commented on the various RVS final plats that have recently been approved and the problem in obtaining contractors to come to Salome and build 50 speculative homes and further commented and these comments also relate to the next item on the agenda.

Commissioner Laffoon asked about the zoning noted on the applicant's map.

Victor Rudek, applicant, handed zoning maps to the Commissioners explaining the surrounding property zoning.

Acting Chairman Wall noted that the Public Works Director made comments requiring the paving of Cox Rd.

Mr. Rudek stated that what ever has to be done will be done by his engineer.

Acting Chairman Wall further commented on the water and waste water requirements and traffic study and site mitigation.

Commissioner Slawson, asked Mrs. Crawford about the new map and its accuracy.

Mrs. Crawford commented about the location of Cox Road that the double line indicates Cox Road.

Acting Chairman Wall asked Mr. Downing about the 15' easement at the south end of this property, will that remain as these developments are completed or is that going to be abandoned or made into a wider road?

Mr. Downing stated all of those existing easements within the subject property as well as within the two 40 acre parcels to the south will all be abandoned and will be replaced by streets along section lines, mid-section lines and 16th lines as prescribed by the Public Works staff.

Commissioner Slawson asked the applicant if the density he is requesting is 3.5 units per acre.

Mr. Rudek stated that was originally the request, however, since the changes in the Comprehensive Plan have taken affect, it will now be no less that 5 units per acre.

Jim Downing commented on the RVS zoning definition.

Acting Chairman Wall clarified the applicant's request with the applicant who stated that 3.5 units per acre, is correct.

Commissioner Laffoon asked about the Proposition 207 and the Waiver of Rights and Remedies.

Mrs. Crawford explained that the Waiver of Rights and Remedies is now required on each rezone docket.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to recommend approval of Docket Z2006-042 with stipulation that the Waiver of Rights and Remedies be signed prior to the

docket going before the Board of Supervisors and no more than 3.5 units per acres and that one-half of Cox Ave. be improved according to the request of Public Works.

Commissioner Bennett 2nd the motion.

Acting Chairman Wall asked if there was any discussion.

Commissioner Slawson stated that he would include the Public Works statement that Cox Ave. improvement.

Mr. Downing commented on the ½ of Cox Ave. that the owner would improve.

The motion to recommend approval on item number 6, passed with one nay.

Acting Chairman Wall read into the record, item number 7, **Docket No. Z2006-047 – Patrick M. and Debra K. Robertson – APN(s): 304-71-001F, -001G, -001H, and -001J.** (Continued from the December 7, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 18.64 acres from SR-4 (Suburban Ranch – Four Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District for the purpose of creating a Recreational Vehicle Subdivision. The properties are located at 39028, 39118, 39180, and 39218 Cox Avenue, Salome.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding Docket Z2006-047, staff is recommending denial. SR-4 (Suburban Ranch – Four Acres) zoning is appropriate. RVS zoning is not beneficial to the area when considering the existing RVS in that area. Staff would consider SBR- (Suburban Ranch) (6, 8, 12, 20), R1- (Low Density Residential) (6, 8, 12, 20). Proposition 207 passage creates a potential significant liability to the County when considering the allowed densities within RVS (Recreational Vehicle Subdivision) zoning.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Jim Downing, representing the applicant, commented on the various RVS final plats that have recently been approved and the problem in obtaining contractors to come to Salome and build 50 speculative homes and further commented and these comments also relate to the next item on the agenda.

Commissioner Slawson asked if the 3.5 units per acre maximum are still the same.

Mr. Downing replied that “yes” it is.

Staff stated that the Waiver of Rights and Remedies be signed.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to recommend approval of Docket Z2006-047 with the stipulation that the Waiver of Rights and Remedies be signed prior to the docket being presented at the Board of Supervisors.

Commissioner Bennett 2nd the motion.

The motion to recommend approval of item number 7, passed with one nay.

Acting Chairman Wall read into the record, item number 8, **Docket No. SU2006-013 – Passmore Gas & Oil/Randall Passmore – APN: 305-32-002D**. The applicant is requesting a Special Use Permit to install a 30,000 gallon storage tank for Liquid Petroleum Gas (LPG), to distribute propane to residential and commercial customers. The property is located at 54150 Highway 72, Vicksburg.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding SU2006-013, staff recommends approval with the following stipulations: 1. One 30,000 gallon tank only, 2. Property not to be sold while used for LPG storage, 3. Property and use not to be transferred to a new operator, 4. No expansion without additional Special Use Review, 5. Owner/Operator shall clear an area to meet the Community Wildfire Protection Guidelines, 6. An Emergency Response Plan shall be completed and on file with the Wenden/Salome Fire District (McMullen Valley Fire Department) and Building Department, 7. The Special Use Permit to be reviewed every Five years starting January 2012.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Frank Stark, representing Passmore Gas explained the details for the setup of the business.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to approve Docket SU2006-13 with the stipulations: 1. One 30,000 gallon tank only, 2. Property not to be sold while used for LPG storage, 3. Property and use not to be transferred to a new operator, 4. No expansion without additional Special Use Review, 5. Owner/Operator shall clear an area to meet the Community Wildfire Protection Guidelines, 6. An Emergency Response Plan shall be completed and on file with the Wenden/Salome Fire District (McMullen Valley Fire Department) and Building Department, 7. The Special Use Permit to be reviewed every Five years starting January 2012.

Commissioner Johnson 2nd the motion.

The Commissioners discussed the regarding the stipulations.

The motion to recommend approval on item number 8 passed unanimously.

Acting Chairman Wall read into the record, item number 9, **Docket No. Z2006-049 – John and Martine Sovocool – APN(s): 302-56-022J, -022K, and -022L**. The applicants are requesting to rezone 2.67, 1.11 and 1 acres (3.79 acres) from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for compliance with a land division. The properties are located at 48719 Desert Ave., 48704 and 48710 Norman Lane, Cibola/Ehrenberg.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding Z2006-049, staff is recommending approval as this request is in compliance with the Comprehensive Plan designation.

Commissioner Laffoon commented on the compilation of acreage and noted it should be 4.78, not 3.79 acres.

Mrs. Martine Sovocool, applicant, stated that the property it not located on Desert Ave, but on Sunset Ave., that there is a fence around the property and there is no gate on Desert Ave. but there is a gate on Sunset and further stated the property is not in Cibola/Ehrenberg but in La Paz Valley. Mrs. Sovocool then explained the situation with the land division.

Mrs. Crawford stated that the address was taken from the Assessor's Inquiry records and the address for that particular parcel number is listed on Desert Ave. and if the applicant so chooses to change it they may do so at the Assessor's office.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

There were no further questions from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Al Dupperior, a neighbor, commented on the fencing.

Mrs. Sovocool made some further comments on the fencing and gate locations and presented maps indicating easements.

Commissioner Slawson discussed the easement situation.

Acting Chairman Wall stated that a continuance may be an option at this point since it appears there are numerous questions regarding the easements surrounding this property and to make sure there is public access, adequate public access and whether or not the fence is in the middle of an easement and these are all questions that need to be answered before we go forward with docket.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to continue Docket Z2006-049 to the March 1, 2007.

Commissioner Slawson 2nd the motion.

The motion to continue item number 9, passed unanimously.

Acting Chairman Wall read into the record, item number 10, **Docket No. Z2006-050 – CBI Properties, LLC/Rolando Cavazos– APN: 302-51-009B**. The applicants are requesting to rezone the parcel from MHS (Mobile Home Subdivision) Zoning District to C-2 (General Commercial) Zoning District to expand the mini storage lot located on parcel C, zoned C-2 (General Commercial). The properties are located at 49275 Ehrenberg Poston Hwy. and 49253 Ehrenberg Poston Hwy. (parcel C), Ehrenberg.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding Z2006-050, staff is recommending approval, noting that the code violation has been satisfied.

Rolando Cavazos, applicant, explained his rezoned request.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to recommend approval Docket Z2006-050 with the stipulation that the Waiver of Rights and Remedies be signed prior to the docket being presented at the Board of Supervisors.

Commissioner Bennett 2nd the motion.

The motion to recommend approval of item number 10, passed unanimously.

Acting Chairman Wall read into the record, item number 11, **Docket No. Z2006-051 – Only Dirt Inv. & Dev. And Tonopah Land, LLC/Shawn Chew, Jeremy McClymond and Mark Hofgard – APN: 305-13-016.** The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future low-density residential development. The property is located at 56624 62nd Street, Vicksburg.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding Docket Z2006-051, staff is recommending continuance until the code violations have been satisfied.

Acting Chairman Wall asked if there were any questions or comments from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Mark Hofgard, applicant, addressed the code violations and stated they have hesitated in disposing of the vehicles without contact with the previous owner and that they have sent certified letters to Alexis Mathis, the previous owner without response, thus they are going to have the vehicles removed and are asking for a 60 day extension to accomplish this task.

Acting Chairman Wall stated that the Public Works and the Right-of-Way agent have asked to see legal access through the property.

Mr. Hofgard stated he believed there is, the survey I just presented indicates access of 62nd St. from Vicksburg Rd., a dirt road from the east and there is also access from the south and I don't know the name of that road and access from the west, there's Paramedic traffic on those roads.

Acting Chairman Wall asked if there were any drainage channels running through.

Mr. Hofgard stated “no there are not”, at the bottom south portion of the property there is a drainage ditch, it’s off our property and FEMA did not indicate any portion of the property lay within a 100 year flood plain.

Acting Chairman Wall asked if there were any further comments from the public.

There were no further comments from the public.

Acting Chairman Wall closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to continue Docket Z2005-051 to the March 1, 2007 meeting of the Planning and Zoning Commission.

Commissioner Bennett 2nd the motion.

The motion to continue item number 11, passed unanimously.

Acting Chairman Wall read into the record, item number 12, **Docket No. SU2006-014 – Jack & Kathleen O’Connell – APN: 311-50-212A.** The applicants are requesting a Special Use Permit in the TR (Transitional Residential) Zoning District for future development and building of inside storage units. The property is located at 31328 Commercial Drive, Parker.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding SU2006-014, staff is recommending the following stipulations if approved: 1. Indoor storage only, 2. Provide two (2) off street parking spaces and adequate access space, 3. Structure must include a residential unit (1 bedroom) and meet Commercial Construction Standards, and 4. No storage of flammable fuels or other gas/petroleum products.

Acting Chairman Wall asked for questions or comments from the Commissioners.

There no questions or comments from the Commissioners.

Acting Chairman Wall opened the meeting to the public.

Mr. O’Connell, applicant, stated that he had presented this same request to the Commissioners under a rezone application and the Board of Supervisors asked that I reapply with a Special Use Permit request. Further, I don’t know why the request includes a residential unit.

Supervisor Edey stated that per the Arizona State Statues, a residential unit is not needed.

Acting Chairman Wall asked if there were any further questions or comments from the public.

Mrs. Crawford stated that there should be an inclusion of a review period in 5 years.

Supervisor Edey commented on the table of permitted uses.

Commissioner Slawson asked Supervisor Edey if there is the ability of attaching a time limit.

Supervisor Edey stated that a time limit is not necessary because the verbiage of the Special Use Permit itself addresses situation where the Special Use Permit could be withdrawn.

Acting Chairman Wall asked if there were any further comments from the public.

There were no further comments or questions from the public and **Acting Chairman Wall** closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to recommend approval of Docket Number SU2006-014 with the following stipulations: 1. Indoor storage only, 2. Provide two (2) off street parking spaces and adequate access space, and 4. No storage of flammable fuels or other gas/petroleum products, without the requirement of a one bedroom residence.

Commissioner Johnson 2nd motion.

Acting Chairman Wall asked if there was any discussion.

There was no further discussion and Acting Chairman Wall called for the vote.

The motion to recommend approval of item number 12 passed unanimously.

Acting Chairman Wall read into the record, item number 13, **Docket No. SU2006-015 – Roger N. Parsons & Dean A. Parsons – APN: 311-50-214**. The applicants are requesting a Special Use Permit in the TR (Transitional Residential) Zoning District for future development and building of inside storage units. The property is located at 31335 Commercial Drive, Parker.

Acting Chairman Wall called on Teri Crawford, Community Development, for the staff recommendation.

Mrs. Crawford stated regarding SU2006-015, staff is recommending the following stipulations if approved: 1. Indoor storage only, 2. Provide two (2) off street parking spaces and adequate access space, 3. meet Commercial Construction Standards, and 4. No storage of flammable fuels or other gas/petroleum products.

Acting Chairman Wall asked for questions or comments from the Commissioners.

There were no questions from the Commissioners.

Acting Chairman Wall opened the hearing to the public.

Roger Parsons, applicant, explained the circumstances and that he had been asked to submit the Special Use Permit request and then asked about the flammable liquids and what is the limit of the amount you are able to store.

Acting Chairman Wall stated he believed the Fire Code limit is 20 gallons.

There were no further comments from the public and **Acting Chairman Wall** closed the public hearing and asked if the Commissioners had any other questions or comments and asked for a motion on this docket.

Commissioner Slawson moved to recommend approval of Docket SU2006-015 with the following stipulations: 1) Indoor storage only, 2) Provide two (2) off street parking spaces and adequate access space, 3) meet Commercial Construction Standards, and 4. No storage of flammable fuels or other gas/petroleum products and that the applicant is allowed to follow the Fire Code for residences.

Commissioner Bennett 2nd the motion.

The motion to recommend approval passed unanimously.

Board of Supervisors Actions on Planning Commission Matters.

Acting Chairman Wall called on Teri Crawford, Community Development, for the Board of Supervisors Actions on Planning Commission Matters.

Teri Crawford reported that the Stokes docket was denied.

Call to the public

There were no comments by the public.

Adjournment

Acting Chairman Wall entertained a motion for adjournment.

Commissioner Slawson moved for adjournment.

Commissioner Johnson 2nd the motion.

The meeting was adjourned at 3:56 p.m.

Robert L. Wall, Commissioner,
Acting Chairman

Teri Crawford, Code Enforcement Officer

Bonnie L. Mayton,
Administrative Secretary

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
February 1, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
January 4, 2007 minutes for approval.
3. **Docket No. TR2006-003 – Bayside Land/River Bend Estates/Sam Wheeler – APN: 302-50-001.** (Continued from the November 2, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting a Tentative Map for the purpose of developing 336 lots (76.88 acres) for a subdivision, River Bend Estates. The property is located at 49960 Ehrenberg/Parker Hwy., Ehrenberg.
4. **Docket No. Z2006-040 – Saguaro Acres/Don Krayeski – APN: 308-20-001.** (Continued from the January 4, 2007 meeting of the Planning and Zoning Commission.) The applicant is requesting to rezone a portion of APN: 308-20-001 (2.09 acres) of 199.83 acres from SR-2 (Suburban Ranch – Two Acres) Zoning District to C-2 (General Commercial) Zoning District for the purpose of creating a boat and trailer storage facility. The property is located at 26500 Alamo Rd., Wenden.
5. **Docket No. TR2006-004 – Saguaro Acres/Don Krayeski – APN: 308-20-001.** (Continued from the January 4, 2007 meeting of the Planning and Zoning Commission.) The applicant is requesting a Tentative Map for the purpose of developing 76 lots (199.83 acres minus 2.09 acres = 197.74 acres) for a subdivision, Saguaro Acres. The property is located at 26500 Alamo Rd., Wenden.
6. **Docket No. TR2006-008 – Winterhaven Estates/Jack & Constance Graves–APN: 305-13-009A.** The applicants are requesting a Tentative Map to create a 112 site Recreational Vehicle Subdivision. The property is located at 56380 Highway 60, Vicksburg.
7. **Docket No. TR2006-009 – Milagro Acres/Jay & Graciella Lewis – APN: 305-13-009B.** The applicants are requesting a Tentative Map to create a 64 site Recreational Vehicle Subdivision and Low Density Residential community. The property is located at 56250 Hwy. 60, Vicksburg.

8. **Docket No. Z2006-052 – Allan & Mary Aldrich – APN: 306-10-011.** The applicants are requesting to rezone 4.22 acres from RA-40 (Rural Area – Forty Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division. The property is located at 46265 E. Hwy. 60-70, Brenda.
9. **Docket No. Z2006-053 – Johnny & Elizabeth Braswell – APN: 306-39-014.** The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area - Five Acres) Zoning District for a Minor Land Division. The property is located at 49438 67th St., Brenda.
10. **Docket No. Z2006-054 – Conrado & Elisa Gomez – APN: 302-47-027H.** The applicants are requesting to rezone 6.54 acres from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division. The property is located at 48332 Ehrenberg Parker Hwy., Ehrenberg.
11. **Docket No. Z2006-055 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003A.** The applicants are requesting to rezone 25.91 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills and to rezone the north 300 feet to C-2 (General Commercial) Zoning District, to construct a Waste Water Treatment Plant. The property is located at 39601 Avenue 59 E, Salome.
12. **Docket No. SU2006-016 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003A.** The applicants are requesting a Special Use Permit to construct a Waste Water Treatment Plant on the north 300 feet of the parcel to serve the proposed subdivision. The property is located at 39601 Avenue 59 E, Salome.
13. **Docket No. Z2006-056 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003C.** The applicants are requesting to rezone 153.70 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills. The property is located at 39601 Avenue 59 E, Salome.
14. **Docket No. Z2006-057 – ADOBE 80/Jane O’ Mara – APN: 303-14-015D.** The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) Zoning District for a future land division. The property is located on Avenue 71-1/5 E, Salome.
15. **Docket No. Z2006-058 – RSD, LLC/Russell & Deanna Harmon – APN: 304-70-003A.** The applicants are requesting to rezone 79 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-20 (Rural Area – Twenty Acres) and RA-10 (Rural Area – Ten Acres) Zoning Districts for a future land division. The property is located at 53601 61st St., Vicksburg.
16. **Board of Supervisors Actions on PC Matters.**
17. **Call to the Public.**
18. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
February 1, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, Al Johnson, Pat Jones, Lawanda Laffoon, Jim Slawson, and Robert Wall, Director Bernhart, and Administrative Specialist Mayton. Others present were: Don Krayeski, Millie Johnson, Bud Coon, Supervisor Edey, Supervisor Scott, Jim Downing, W. H. Arnett, Ruby Arnett, David A. Ereksen, Lynda Ereksen, Neva E. Lyman, Ron and Marge Skites, Judy and Jerry Breeyear, Cliff and LaVonne Brekhus, Ron and Mary Thistle, Richard and Lucretia Breitm, Gil and Irene Lerma, John and Suzanne Hong, Bev Sullivan, Paul and Eileen McFarlan, Lorene Coon, T. Bryer, Bonnie and John Moore, Dave and Linda Peterson, Elizabeth Araujo, Elisa Gomez, Conrado Gomez, Jack and Connie Graves, Bob and Joanne Kimbel, Gary Svider, Russ Harmon, Denise Slawson, Jessie Bryant, Bud Coon, Jerry Viera, Jessie Bryant, and Joe Amalgom.

Chairman Gory was absent.

Vice-Chairman Hoover called the Thursday, February 1, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:33 p.m.

Vice-Chairman Hoover stated item number 2 on the agenda, is the approval of the January 4, 2007 minutes with corrections as present on pages 6 and 7.

Vice-Chairman Hoover asked for a motion to approve the January 4, 2007 meeting minutes with corrections.

Commissioner Wall moved to approve the minutes of the January 4, 2007 minutes as corrected with the attached pages 6 and 7.

Commissioner Johnson 2nd the motion.

The motion to approve the January 4, 2007 minutes passed with one abstention, Conkie Hoover.

Vice-Chairman Hoover read into the record, item number 3, **Docket No. TR2006-003 – Bayside Land/Riverbend Estates/Sam Wheeler - APN(s): 302-50-001.** (Continued from the November 2, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting a Tentative Map for the purpose of developing 336 lots for a subdivision, River Bend Estates. The 76.88 acres are located at 49960 Ehrenberg/Parker Hwy., Ehrenberg.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding TR2006-003 staff has received a letter from the applicant requesting a continuance to April 5, 2007 and staff does recommend a continuance.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to continue Docket TR2006-003 to April 5, 2007 meeting of the Planning and Zoning Commission.

Commissioner Slawson 2nd the motion.

The motion to continue item number 3, passed with one abstention, Commissioner Laffoon.

Vice-Chairman Hoover read into the record, item number 4, **Docket No. Z2006-040 – Saguaro Acres/Don Krayeski – APN: 308-20-001.** (Continued from the January 4, 2007 meeting of the Planning and Zoning Commission.) The applicant is requesting to rezone a portion of APN: 308-20-001 (2.09 acres) of 199.83 acres from SR-2 (Suburban Ranch – Two Acres) Zoning District to C-2 (General Commercial) Zoning District for the purpose of creating a boat and trailer storage facility. The property is located at 26500 Alamo Rd., Wenden.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-040 staff is recommending approval of the proposed rezoning with stipulations 1. If rezoning is approved prior to the Final Plat, the applicant shall provide a legal description (specific) for the 2.09 acre area. The applicant is advised to complete a land division in this case so that we have a specific legal description that we can refer to at the Board of Supervisors meeting. 2. The zoning shall revert to SR-2 in the event a Final Plat is not recorded within one year.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2006-040 with the stipulations: 1. if rezoning is approved prior to the Final Plat, the applicant shall provide a legal description (specific) for the 2.09 acre area. The applicant is advised to complete a land division in this case, and 2. The zoning shall revert to SR-2 in the event a Final Plat is not recorded within one year.

Commissioner Slawson 2nd the motion.

The motion to recommend approval of item number 4, passed unanimously.

Vice-Chairman Hoover read into the record, item number 5, **Docket No. TR2006-004 – Saguaro Acres/Don Krayeski – APN: 308-20-001.** (Continued from the January 4, 2007 meeting of the Planning and Zoning Commission.) The applicant is requesting a Tentative Map for the purpose of developing 76 lots (199.83 acres minus 2.09 acres = 197.74 acres) for a subdivision, Saguaro Acres. The property is located at 26500 Alamo Rd., Wenden.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding TR2006-004, staff is recommending approval with the following stipulations: 1. the applicant is to provide an updated Tentative Map showing only the information needed (not including construction details). 2. Comply with all remaining County Engineer comments and Conditions precedent to Final Plat. 3. Show the El Paso Natural Gas easement on the Final Plat. 4. Provide a note on the Final Plat not allowing future splits by Land Division.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Commissioner Wall asked is the item regarding the paving of the roads or the acceptance of the roads as County roads not, has that issue been worked out with the roads department.

Director Bernhart stated that we still need to discuss with the applicant with regard to verify that the applicant will construct the roads in accordance with the County and their standards.

Commissioner Wall asked if we could have a regulation or stipulation in this item that would require making safe any mine shafts that are on the property.

Director Bernhart stated that he had addressed this issue early on in this case and the applicant did provide information that a geologist would be retained to investigate the location of not only the main shaft locations but the underlying tunnels and a disclosure will be made at sale of lots by the applicant to future owners that they acknowledge they're buying in a previously mined area.

Mr. Krayeski, applicant, responded the El Paso easement. El Paso has never had a recorded easement and we are currently working with El Paso and Light Wave and Light Wave does have a recorded easement and it was give by the property owner at that time and their easement reads "ten feet within the El Paso sixty feet" so basically that voids Fiber Optics easement further commented on the necessary easements and mining activity in the surrounding areas of Saguaro Acres.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Laffoon asked about a new Tentative Map is that to be provided before the next Board of Supervisors meeting if this is recommended for approval.

Director Bernhart stated that we would like an updated Tentative Map that met as many of the conditions in the County Engineer's list as possible.

Commissioner Slawson moved to recommend approval of Docket TR2006-004 with stipulations: 1. the applicant is to provide an updated Tentative Map showing only the information needed (not including construction details), 2. comply with all remaining County Engineer comments and Conditions precedent to Final Plat, 3. show the El Paso Natural Gas easement on the Final Plat and 4. provide a note on the Final Plat not allowing future splits by Land Division.

Commissioner Bennett 2nd the motion.

The motion to recommend approval of item number **5**, passed with one nay.

Vice-Chairman Hoover read into the record, item number 6, **Docket No. TR2006-008 – Winterhaven Estates/Jack & Constance Graves–APN: 305-13-009A.** The applicants are requesting a Tentative Map to create a 112 site Recreational Vehicle Subdivision. The property is located at 56380 Highway 60, Vicksburg.

Vice-Chairman Hoover called on Director Bernhart, for the staff recommendation.

Director Bernhart stated regarding TR2006-008, staff is recommending approval with the stipulations: 1. The applicant shall provide responses and an updated plan for all County Engineer conditions required for a Tentative Map prior to review by the Board of Supervisors and 2. The applicant shall provide a note on the Final Plat that prohibits further splits by Land Division. Director Bernhart read one letter of opposition.

The Commissioners discussed the letter of opposition.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

Jim Downing, engineer for this project and is open to any questions posed by the Commissioners.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of Docket TR2006-008 with the conditions as stated by staff: 1. The applicant shall provide responses and updated plan for all County Engineer conditions required for a Tentative Map prior to review by the Board of Supervisors and 2. the applicant shall provide a note on the Final Plat that prohibits further splits by Land Division.

Commissioner Laffoon 2nd the motion.

The motion to recommend approval on item number 6, passed with Commissioners Slawson and Wall voting nay.

Vice-Chairman Hoover read into the record, item number 7, **Docket No. TR2006-009 – Milagro Acres/Jay & Graciella Lewis – APN: 305-13-009B.** The applicants are requesting a Tentative Map to create a 64 site Recreational Vehicle Subdivision and Low Density Residential community. The property is located at 56250 Hwy. 60, Vicksburg.

Vice-Chairman Hoover called on Director Bernhart, Community Development, for the staff recommendation.

Director Bernhart stated regarding TR2006-009 staff recommends approval with conditions that; 1. The applicant is to provide responses and updated plan for all County Engineer Conditions required for Tentative Map prior to review by the Board of Supervisors, and 2. The applicant is to provide a note on the Final Plat that prohibits further splits by a Land Division.

Vice-Chairman Hoover asked for questions or comments from the Commissioners.

Commissioner Wall asked what the average parcel size or number of lots per acre.

Director Bernhart stated he would let the applicant answer that question.

Director Bernhart stated there is a mixture of densities, RVS (Recreational Vehicle Subdivision) properties, SR-1 (Suburban Ranch – One Acre) and R-1-20 (Low Density Residential) properties.

Vice-Chairman Hoover questioned the direction of highway.

Director Bernhart stated the direction on the map is incorrect and that is one of the comments from the Engineer.

Commissioner Bennett asked if this property is adjacent to the last agenda item.

Director Bernhart stated “yes”, Winterhaven Estates is on the east side of this property.

Commissioner Jones asked the length of the airstrip runway.

Director Bernhart stated it is 1350 feet.

Commissioner Wall stated there is a new category of aircraft called light sport aircraft that they could easily use this runway in terms of take off and landing and further noted his concerns with the airstrip in relation to the lots at the end of the runway and noted some possible occurrences.

Director Bernhart stated that concern was discussed at the Development Review Team meeting (DRT).

Commissioner Jones also addressed concerns with the length of the air strip and the homes exhibited on the map at the end of the runway.

Vice-Chairman Hoover opened the hearing to the public.

Jay Lewis, applicant, explained ultra lights and sport lights landing distances that are needed and that their runway is in excess of length needed for safety and was open for any questions from the Commissioners.

Commissioner Jones also expressed concerns with landing close to homes.

Mr. Lewis explained that they would be able to cut the landing strip down with no problem.

Commissioner Wall stated "that would mean there would be a displaced threshold on each end".

Mr. Lewis stated yes there will be thresholds and it will be paved.

Commissioner Laffoon asked about Commissioner Wall's question with regard to how many lots per acre.

Jim Downing, engineer for this project, stated there is a total of 64 lots, and a total of 43 acres at approximately 1.5 lots per acre and the largest lot is an acre and the smallest lot is 10,400 square feet.

Commissioner Slawson asked if lots 64 through 56 are those actually built to accommodate a hanger.

Mr. Downing responded "no" those are zoned R-1-20.

There were no further comments from the public and Vice-Chairman Hoover closed the public hearing and asked if the Commissioners had any other questions or comments and asked for a motion on this docket.

Commissioner Wall moved to recommend approval with the conditions 1. The applicant is to provide responses and updated plan for all County Engineer Conditions required for Tentative Map prior to review by the Board of Supervisors, and 2. the applicant is to provide a note on the Final Plat that prohibits further splits by a Land Division and the requirement that the development be constructed according to the maps submitted to the Commission.

Commissioner Johnson 2nd the motion.

The motion to recommend approval passed unanimously.

Vice-Chairman Hoover read into the record, item number 8, **Docket No. Z2006-052 – Allan & Mary Aldrich – APN: 306-10-011**. The applicants are requesting to rezone 4.22 acres from RA-40 (Rural Area – Forty Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division. The property is located at 46265 E. Hwy. 60-70, Brenda.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-052 staff is recommending approval with one condition and read a letter from the applicant requesting to withdraw the land division application. 1. The applicant needs to provide an additional 10' to the existing 20' easement (Hwy. 60 through the site).

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2006-052 with the stipulation that the applicant needs to provide an additional 10' to the existing 24' easement access (Hwy. 60 through the site).

Commissioner Jones 2nd the motion.

The motion to approve item number 8, passed unanimously.

Vice-Chairman Hoover read into the record, item number 9, **Docket No. Z2006-053 – Johnny & Elizabeth Braswell – APN: 306-39-014**. The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area - Five Acres) Zoning District for a Minor Land Division. The property is located at 49438-67th St., Brenda.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-053 staff is recommending approval with the stipulation that easement the applicant needs to provide 33' of public access along the alignment of 67th Street.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Commissioner Laffoon questioned the applicants' request that two parcels are going to be changed to RA-20, two of the lots are going to be RA-20 and three of the lots to be RA-5.

Director Bernhart clarified the request.

Johnny Braswell, applicant, stated that their request is for four lots of RA-5 each the twenty acres is on the east side as shown on the map. The X's in the middle of the map is a barb wire fence.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2006-053 with the stipulation that the applicant needs to provide 33' of public access along the alignment of 67th Street for RA-5 on the four lot area as shown on the map submitted and RA-20 on the area of the map submitted.

Commissioner Slawson 2nd the motion.

The motion to recommend approval on Docket Z2006-053 passed unanimously.

Vice-Chairman Hoover read into the record, item number 10, **Docket No. Z2006-054 – Conrado & Elisa Gomez – APN: 302-47-027H**. The applicants are requesting to rezone 6.54 acres from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division. The property is located at 48332 Ehrenberg Parker Hwy., Ehrenberg.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-054 staff has received a letter by a neighbor of the applicants, Larry Pulley, a very detailed letter relating specific proposed conditions he would like to see applied prior to any further action. Staff is recommending approval with the condition that the applicants dedicate or provide a public access easement to the future parcels, they do show an access easement on their site plan and they actually show it as a public owned right-of-way and we should resolve that issue between now and the Board of Supervisors meeting to be specific about it, our Right-of-Way agent in Public Works has suggested that an easement might be better.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Vice-Chairman Hoover asked about the conditions proposed by Mr. Larry Pulley in a letter to the Commission.

Director Bernhart read the conditions listed in the letter.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved recommend approval of Docket Z2006-054 with the stipulation that the applicant needs to dedicate or provide a public access easement to the future parcels.

Commissioner Laffoon 2nd the motion.

The motion to recommend approval item number 10, passed unanimously.

Vice-Chairman Hoover read into the record, item number 11, **Docket No. Z2006-055 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003A**. The applicants are requesting to rezone 25.91 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills and to rezone the north 300 feet to C-2 (General Commercial) Zoning District, to construct a Waste Water Treatment Plant. The property is located at 39601 Avenue 59 E, Salome.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-055 staff is recommending denial. What we are looking for is related to the idea that a mixture of densities is healthier for a neighborhood than one density especially in this amount of units. Staff is recommending the applicant consider a mix of residential densities and zoning districts i.e., R-1-20, R-1-12, R-1-8, R-1-6, SBR-20, SBR-12, SBR-8, SBR-6, R-2 and TR as potential districts that could meet the intent of the Comprehensive Plan and 2. a development of this size should include active recreation and park facilities and recommended discussion today about how much is too much RVS. There should be some RVS but also a mix of other densities.

Commissioner Slawson asked if this request and the next item on the agenda were proposing the same requests and are there any run way requirements.

Director Bernhart stated that yes they are both asking for the same rezoning and how this request fits into the new Comprehensive Plan.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Director Bernhart stated he was open for any suggestions from the Commissioners and the public regarding how much is too much as far as RVS plans.

Mr. Downing, engineer for this project, asked if everyone received a copy of the map and that the map should help to answer some questions. He addressed both item 11 and item 13 and a document giving the south 33' to La Paz County for roadway purposes.

Commissioner Slawson asked if Mr. Downing's developer would be opposed to a mixed density of RVS, 3.5 and 5.0 in different areas.

Mr. Downing stated he didn't believe they would be opposed to mixing the densities.

Commissioner Wall commented on the zoning regulations with regard to airports and elevations and object free space between the drainage and the streets.

Mr. Downing stated it was about a quarter of a mile.

Lengthy discussion continued between the Commissioners and Mr. Downing regarding all phases of the rezone request, densities and the air park.

Commissioner Slawson asked about drainage and road improvements.

Director Bernhart stated internal roads would be private.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

David Erekson, resident on Coyote Lane in Salome, commented that five property owners in the little square behind the property rezone request were not notified.

Bud Coon, resident in Indian Hills Airpark in Salome, addressed the Commission with a statement from the Homeowners Association.

Jerry Viera, resident of the Indian Hills Airpark, commented on the suggestions made by staff.

Jessie Bryant, resident of the Indian Hills Airpark, commented on the suggestions made by staff and expressed opposed to this rezone request.

Marg Stites, resident of the Indian Hills Airpark, commented on the suggestions made by staff and expressed opposed to this rezone request.

Ronald Stites resident of the Indian Hills Airpark, stated that he is opposed to this rezone request and further commented on street widths and right-of-ways on Washburn Way.

Joe Amalgom, commented on the dust factor and is in opposition to this rezone request.

Eva Limon, resident within 300 feet of the requested rezone request, stated her concerns with dust and surrounding streets.

Jim Downing reiterated the feelings of the applicant and explained that accessed by 65th St. and 66th St. and there is an entrance shown off of 65th St. about 660 feet west of Indian Hills Estates.

Commissioner Wall reviewed the elevation ordinance and air space zoning.

Jerry Viera commented on use of the air strip and visitors.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Jones moved to recommend denial of Docket Z2006-055

Commissioner Slawson 2nd the motion.

Commissioner Wall suggested a continuance to allow the developer to replan the request.

The motion to recommend denial item number 3, 2 ayes, 4 nays the motion failed.

Commissioner Wall moved to continue Docket Z2006-055 to the April 5, 2007.

Commissioner Slawson 2nd the motion.

The motion to recommend continuance passed with one nay, Commissioner Jones.

Vice-Chairman Hoover read into the record, item number 12, **Docket No. SU2006-016 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003A**. The applicants are requesting a Special Use Permit to construct a Waste Water Treatment Plant on the north 300 feet of the parcel to serve the proposed subdivision. The property is located at 39601 Avenue 59 E, Salome.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2006-16 staff is ready to recommend approval essentially because any development that takes place on this property will need a sewer facility of some kind. I will leave this open for the Commissioners recommendation to move forward with this or continue it as in the last case.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Commissioner Wall stated the general plan allows the development of parcels to be small enough that there would be enough of them developed enough that would require a Waste Water Treatment Plant.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

Eileen McFarland, resident of Indian Hills Airpark, stated she doesn’t oppose the waste water treatment plan but expressed concerns with the number of WWTP and couldn’t there be one large facility to handle the larger areas.

David Erekson stated his opposition to the treatment plant.

Director Bernhart stated that there is a process that the applicant must go through with ADEQ. ADEQ has recently made a movement toward sub-regional plants throughout the County. One of my conditions was that there is a two year time limit on permitting the facility. If ADEQ doesn’t agree with the County that that is the right location for a sub-regional or regional facility then it will probably be located somewhere else.

Commissioner Slawson asked if Desert Links will have to put in a septic treatment plant.

Director Bernhart responded stating the answers to the sewer issues in the Salome area will be sub-regional or regional solution.

Jim Downing commented on changing regulations with ADEQ and waste water treatment plants (WWTP).

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to continue Docket SU2006-016 to April 5, 2007 in conjunction of Docket Z2006-055

Commissioner Slawson 2nd the motion.

The motion to continue item number 12, passed unanimously.

Vice-Chairman Hoover read into the record, item number 13, **Docket No. Z2006-056 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003C**. The applicants are requesting to rezone 153.70 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills. The property is located at 39601 Avenue 59 E, Salome.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated staff is recommending continuance.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to continue Docket TR2006-003 to April 5, 2007.

Commissioner Johnson 2nd the motion.

The motion to continue item number 13, passed unanimously.

Vice-Chairman Hoover read into the record, item number 14, **Docket No. Z2006-057 – ADOBE 80/Jane O’ Mara – APN: 303-14-015D**. The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) Zoning District for a future land division. The property is located on Avenue 71-1/5 E, Salome.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-057 staff is recommending approval with two conditions: 1. the applicants must provide adequate legal access to the property and future parcels and 2. the applicants must provide 33’ public access easements on all sides of the property.

Director Bernhart stated he was open for any questions or comments at this time.

Commissioner Wall asked if the Centennial Wash was near this property and is there access to the site.

Director Bernhart stated there is no formal flood zone for this area.

Vice-Chairman Hoover asked if there were any further questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2006-057 with two conditions: 1. the applicants must provide adequate legal access to the property and future parcels and 2. the applicants must provide 33’ public access easements on all sides of the property.

Commissioner Bennett 2nd the motion.

The motion to recommend approval of item number 14, passed unanimously.

Vice-Chairman Hoover read into the record, item number 15, **Docket No. Z2006-058 – RSD, LLC/Russell & Deanna Harmon – APN: 305-17-011B**. The applicants are requesting to rezone 79 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-20 (Rural Area – Twenty Acres) and RA-10 (Rural Area – Ten

Acres) Zoning Districts for a future land division. The property is located at 53601-61st St., Vicksburg.

Vice-Chairman Hoover called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-058, staff is recommending approval with two conditions: 1. applicants must verify legal access to the new parcels and 2. the applicants must provide 33' public access to all parcels, and proof of public access prior to Board of Supervisors meeting.

Director Bernhart stated it appears that access road is Mc Vay Rd.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Commissioner Bennett stated he was unable to find access to the property.

Russell Harmon, applicant, stated he is not familiar with the property.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to recommend approval Docket Z2006-058 with stipulations 1. the applicants must verify legal access to the new parcels and 2. the applicants must provide 33' public access to all parcels, and proof of public access prior to Board of Supervisors meeting

Commissioner Wall 2nd the motion.

Commissioner Bennett asked if there is access, does Mc Vay Road go through there.

Director Bernhart stated that he will determine that question prior to the Board of Supervisors meeting. The right-of-way agent in Public Works did not indicate any land lock situation, however, if it does not, it will not receive an approval recommendation from Staff.

The motion to recommend approval of item number 15, passed unanimously.

Board of Supervisors Actions on Planning Commission Matters.

Vice-Chairman Hoover called on Director Bernhart, Community Development, for the Board of Supervisors Actions on Planning Commission Matters.

Director Bernhart stated the activity report is not complete.

Call to the public

There were no comments by the public.

Adjournment

Vice-Chairman Hoover asked for a motion for adjournment.

Commissioner Slawson moved for adjournment.

Commissioner Johnson 2nd the motion.

The meeting was adjourned at 4:13 p.m.

Conkie Hoover, Vice-Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Secretary

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
March 1, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
February 1, 2007 minutes for approval.
3. **Docket No. Z2006-042 – Anthony and Phuong Nguyen - APN: 305-32-036C.**
(Continued from the January 4, 2006 meeting of the Planning and Zoning Commission.)
The applicants are requesting to rezone parcel 305-32-036C from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for a future Low-Density Residential development. The property is located at 41067 Avenue 47-1/2 E, Vicksburg.
4. **Docket No. Z2006-049 – John and Martine Sovocool – APN(s): 302-56-022J, -022K, & -022L.** (Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 2.67, 1.11 and 1 acres (3.79 acres) from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for compliance with a land division. The properties are located at 48719 Desert Ave., 48704 and 48710 Norman Lane, La Paz Valley.
5. **Docket No. Z2006-051 – Only Dirt Inv. & Dev. And Tonopah Land, LLC/Shawn Chew, Jeremy McClymond and Mark Hofgard - APN(s): 305-13-016.** (Continued from the January 4, 2007 meeting of the Planning and Zoning Commission.)The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future low-density residential development. The property is located at 56624 62nd Street, Vicksburg.
6. **Docket No. SU2006-014 – Eugene and Nancy Ohlendorf – APN(s): 311-50-212A.** The applicants are requesting a Special Use Permit in the TR (Transitional Residential) Zoning District to build inside storage units. The property is located at 31328 Commercial Drive, Parker.

7. **Docket No. Z2007-001 – Scott Aldinger – APN(s): 305-36-003 & -004.** The applicant is requesting to rezone 160 and 320 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future low density residential development. The properties are located at 52376-68th St., and 52820 Old Church Farm Rd., Vicksburg.
8. **Docket No. Z2007-002 – Scott Aldinger – APN(s): 307-03-004, -005 & -014.** The applicant is requesting to rezone 127.3, 40 and 162 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future low density residential development. The properties are located at 45005, 45103, and 46174-73rd St., Bouse.
9. **Docket No. Z2007-03 – Vernon & Helen Sinclair – APN: 307-03-013U.** The applicants are requesting to rezone 6.67 acres from RA-10 (Rural Area – Ten Acres) Zoning District to RA-5 (Rural Area - Five Acres) Zoning District for a lot line adjustment. The property is located at 47686 Quail Walk Lane, Bouse.
10. **Docket No. Z2007-004 – Michael G. & Debra A. Hicks – APN: 304-72-024, -025 & -026.** The applicants are requesting to rezone 2.23, 2.33 and 2.52 (total 7.08) acres from SR-2 (Suburban Ranch - Two Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division. The properties are located at 68799-65-1/2 St., 38517 Ave. 61-3/4 St. and 38519 Ave. 61-3/4 St., Salome.
11. **Docket No. Z2007-005 – James & Clare Downing – APN: 304-35-002R.** The applicants are requesting to rezone 15.27 acres of 125.51 acres from RA-40 (Rural Area – Forty Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District to develop ten residential lots in a proposed subdivision, Ten At Downing Street. The property is located at 40626 Salome Rd., Salome.
12. **Docket No. Z2007-006 – Neverland North, LLC/Robert Lint II – APN: 305-38-007.** The applicant is requesting to rezone 9.5 acres from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a Minor Land Division. The property is located at 53934-65th St., Vicksburg.
13. **Docket No. Z2007-008 – Grapevine 7, Inc./Robert Freedman – APN: 306-10-005E.** The applicant is requesting to rezone 10.97 acres from C-2 (General Commercial) Zoning District to RVP (Recreational Vehicle Park) Zoning District to expand the Brenda Recreational Vehicle Park (Parcels -005H and -013B. The property is located at 45125 Perry Lane, Vicksburg.
14. **Board of Supervisors Actions on PC Matters.**
15. **Call to the Public.**
16. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
March 1, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Gory, Commissioners: Gene Bennett, Al Johnson, Pat Jones, Lawanda Laffoon, Jim Slawson, and, Director Bernhart, and Administrative Specialist Mayton. Others present were: Supervisor Edey, Millie Johnson, Robert Lint II, Martine Sovocool, Jim Downing, Clare Downing, Gary Svider, John Prendergast, Bob Freedman, Mickey Freedman, Tom Burnard, Patricia Chachulskic, and T. Owsley.

Vice-Chairman Hoover and Commissioner Wall were absent.

Chairman Gory called the Thursday, March 1, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:35 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the February 1, 2007 minutes with corrections as noted on pages 2, 4, 10, 14, 15 and 16.

Chairman Gory asked for a motion to approve the February 1, 2007 meeting minutes with corrections as noted on pages 2, 4, 10, 14, 15 and 16.

Commissioner Slawson moved to approve the minutes of the February 1, 2007 minutes with corrections as noted on pages 2, 4, 10, 14, 15 and 16.

Commissioner Johnson 2nd the motion.

The motion to approve the February 1, 2007 minutes as corrected passed unanimously with one abstention, Chairman Gory.

Chairman Gory read into the record, item number 3, **Z2006-042 (new owners: Anthony and Phuong Nguyen) Agent: Tony Vuong – APN: 305-32-036C.** (Continued from the January 4th, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone parcel from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for a future Low Density Residential development. The property is located at 41067 Avenue 47-1/2 E, Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-042, this docket was previously under the name of Only Dirt Investments, the new owners have signed the application and the Waiver of Rights and Remedies, staff recommends approval.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of Docket Z2006-042 with the stipulation that the applicants provide adequate proof of access to the property prior to the Board of Supervisors meeting.

Commissioner Johnson 2nd the motion.

The motion to recommend approval of item number 3, passed unanimously.

Chairman Gory read into the record, item number 4, **Z2006-049 – John and Martine Sovocool - APN: 302-56-022J, -022K, & -022L.** (Continued from the January 4, 2006 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 2.67, 1.11 and 1 acres (4.78 acres) from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) and SR-2 (Suburban Ranch – Two Acres) Zoning Districts for compliance with a land division. The properties are located at 48719 Desert Ave., 48704 and 48710 Norman Lane, La Paz Valley.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-049, the situation on this property as there appears to be three parcels that were created as part of a land division, and the land division was denied because the zoning did not match the land division and for this reason staff is recommending denial, however, there is one alternative that if you move forward with this request that we do require that within a reasonable amount of time a new land division application after the zoning is approved.

Director Bernhart stated he was open for any questions or comments at this time.

Commissioners Johnson, Slawson and Laffoon discussed the illegal land division.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Mrs. Sovocool, applicant, stated she had the property re-surveyed and explained the circumstances surrounding the illegal land division and the fencing issue with the neighbor, Alex Duperior.

Chairman Gory asked if that parcel is still an acre with the easement.

Mrs. Sovocool stated she did not know.

Commissioner Johnson commented on the easement under discussion.

Supervisor Edey commented on "easements."

Chairman Gory questioned access.

Mrs. Sovocool stated the access is on Sunset Avenue.

Commissioner Bennett asked how the property is accessed.

Director Bernhart stated that the only condition staff would add is that the applicants provide adequate proof of access to the property prior to the Board of Supervisors meeting.

Chairman Gory asked if there were any further comments or questions from the public.

There were no further comments or questions from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to continue of Docket Z2006-049 with the stipulation that the applicants provide adequate proof of access to the property prior to the Board of Supervisors meeting.

Chairman Gory asked Director Bernhart if 60 days was enough time for the applicants to comply with staffs' recommendations.

Director Bernhart stated that if you would move forward with this request and they could get it done between now and the Board of Supervisors meeting.

Commissioner Jones stated that if the Commission approves this docket that will help her expedite this to get it done.

Commissioner Laffoon stated that what is actually happening is RA-5 is being rezoned to SR-1 and SR-2 and the land is not divided at this time, and we are looking at as just the 4.78 acres.

Director Bernhart stated that a condition should be that they complete a legal land division application and record the land division within 60 days after approval by the Board of Supervisors.

Commissioner Johnson withdrew his original motion and moved to recommend approval of Docket Z2006-049 with the stipulation that the applicant complete a legal land division application and record the land division within 60 days after approval by the Board of Supervisors.

Commissioner Laffoon 2nd the motion.

The motion to recommend approval of item number 4, passed unanimously.

Chairman Gory read into the record, item number 5, **Z2006-051 –Only Dirt Inv. & Dev. and Tonopah Land, LLC/Shawn Chew, Jeremy McClymond and Mark Hofgard - APN(s): 305-13-016**. The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future low-density residential development. The property is located at 56624 62nd Street, Vicksburg.

Chairman Gory called on Director Bernhart, for the staff recommendation.

Director Bernhart stated regarding Z2006-051, the applicants are requesting a continuance until April 5, 2007.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Jones moved to continue Docket Z2006-0051 to the April 5, 2007 meeting of the Planning and Zoning Commission.

Commissioner Slawson 2nd the motion.

The motion to continue item number 5, passed unanimously.

Commissioner Wall entered the meeting at 2:26 p.m.

Chairman Gory read into the record, item number 6, **Docket No. SU2006-014 – Eugene and Nancy Ohlendorf – APN(s): 311-50-212A**. The applicants are requesting a Special Use Permit in the TR (Transitional Residential) Zoning District to build inside storage units. The property is located at 31328 Commercial Drive, Parker.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2006-014, there has been a change in ownership and the new owners, Eugene and Nancy Ohlendorf, are requesting the Special Use Permit as requested by the previous owners, the O'Connell's'. Staff recommends denial, however, if the applicants are willing to accept four conditions: 1. Indoor storage only; 2. Provide two (2) off street parking spaces and adequate access space; 3. Structure must include a residential unit (1 bedroom) and meet Commercial Construction Standards; and 4. No storage of flammable fuels or other gas/petroleum products, staff would recommend approval. The flammable fuels issue was basically removed at the Board of Supervisors, so you may not want to consider condition number four any longer.

Director Bernhart stated he was open for any questions or comments at this time.

Commissioner Slawson asked Director Bernhart if this was the same request as the O'Connell's' presented.

Director Bernhart stated "yes", my understanding is the applicant wants to split the property in two and put residential there, but maintain the ability to have storage some time in the future.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Eugene Ohlendorf, new owner and applicant, stated his intended use for the property and the request is for the same request as the previous owner/applicant. The stipulations, one through four, specifically number 3. Structure must include a residential unit (1 bedroom) and meet Commercial Construction Standards, and compared this requirement to the property next door (Parsons) and that stipulation was deleted and that is not my intent to build storage units with a residence inside and I'm planning on putting a garage and either a park model or a single wide mobile home there. So I'm asking that number 3, the residence, and we've pretty much cleared up number 4, the flammable fuels and petroleum products is pretty much as in code with residence and the Fire Department.

Chairman Gory clarified the difference between a “park model” (considered a Recreational Vehicle) and a “single wide mobile home.”

Mr. Ohlendorf asked the difference between a residence within a storage unit and a park model.

Chairman Gory asked Director Bernhart about the time limit on a Special Use Permit, does it expire if not utilized because Mr. Ohlendorf is not sure when he will utilize the Special Use Permit.

Mr. Ohlendorf stated that his understanding is once it has a Special Use Permit it stays with the property, it doesn't expire.

Chairman Gory stated “no”, it doesn't stay with the property and there are certain situations that will terminate the Special Use Permit, such as not utilizing the Special Use Permit as approved by the Board of Supervisors.

Director Bernhart stated it goes forever and that the Commission can place a time limit on the Special Use Permit.

Commissioner Wall stated in the past there have been time limits or an event that would end the Special Use Permit. An example of an event limit could be if the person with the Special Use Permit should move, sells the property, or is deceased, those are examples that would end of the Special Use Permit.

Commissioner Jones stated that the property should remain TR until the applicant decides what use he has decided on because the Commission will not recommend an open ended permit.

Chairman Gory explained the setbacks required.

Mr. Ohlendorf stated he has already contracted a person to grade the property and it's my understanding that if I build the garage with the Special Use Permit it's still considered residential, that's why it's a Special Use permit and I don't have to have a residence in it or on it right away.

Chairman Gory stated it still stays TR with a Special Use Permit.

Mr. Ohlendorf stated but I need the Special Use to not have to put the studio in it.

Director Bernhart stated the property next door was built before he came in for a Special Use under TR with a residential unit. If the applicant is claiming that by not having a residential unit on his property, it's the same as the one next door, that is not true.

Commissioner Slawson asked that we continue this request until the applicant decides what he wants to do on the property.

Supervisor Edey clarified the difference between the two properties on this street.

There were no further comments or questions from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to recommend approval of Docket SU2006-014 with the stipulations 1. Indoor storage only; 2. Provide two (2) off street parking spaces and adequate access space; and with the inclusion of the time limitation of one year if the Special Use Permit has not been utilized.

Commissioner Laffoon 2nd the motion.

Commissioner Jones stated as per staff's recommendation, we don't need to include the residential unit or flammable use and shouldn't that be deleted from the motion.

Director Bernhart stated you may delete the flammable and stipulation number 3 is up to the Commission.

Commissioner Jones stated that we need a time frame also.

Commissioner Johnson added to the recommendation of the addition of the stipulation of the time limitation of one year if the Special Use Permit has not been utilized.

Commissioner Laffoon concurred with the inclusion of the time limitation of one year.

From the public: a question: Does if that includes number 3.

Chairman Gory stated "yes" that includes number 3, and removes 4.

From the public: a question about excluding number 4.

Commissioner Jones stated at this time it's not removing number 3.

From the public: I don't understand why I need a Special Use Permit.

Chairman Gory asked if there was any discussion.

Mr. Ohlendorf questioned why he even needs the Special Use Permit for, if I have to put that residential unit in the building, that's why I thought we agreed on eliminating condition 3 and 4.

Chairman Gory asked Director Bernhart to clarify.

Director Bernhart stated it was up to the Commission to omit condition 4 if they so chose.

Commissioner Wall commented on the TR zoning.

Commissioner Jones commented on Commercial Drive and the majority of uses on that street are commercial and what we did when the O'Connell's' submitted this request and we need to eliminate condition 3 and 4.

Supervisor Edey clarified the Parsons Special Use Permit request.

Commissioner Laffoon called for the question.

The motion to recommend approval of item number 6, failed with 2 in favor of approval and 5 against.

Chairman Gory stated we could now make a new motion.

Commissioner Jones moved to recommend approval of the Docket SU2006-014 with the stipulations 1. Indoor storage only; 2. Provide two (2) off street parking spaces and adequate access space; and with the inclusion of the time limitation of one year if the Special Use Permit has not been utilized.

Commissioner Bennett 2nd the motion.

The motion to recommend approval with passed with four in favor, one abstention, Commissioner Laffoon, and 2 nays.

Chairman Gory read into the record, item number 7, **Docket No. Z2007-001 – Scott Aldinger – APN(s): 305-36-003 & -004**. The applicant is requesting to rezone 160 and 320 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future low density residential development. The properties are located at 52376-68th St., and 52820 Old Church Farm Rd., Vicksburg.

Chairman Gory called on Director Bernhart, Community Development, for the staff recommendation.

Director Bernhart stated regarding Z2007-001, staff is recommending approval with one condition that a Tentative Map be completed within one year of rezoning or the property reverts back to RA-40 zoning through Board of Supervisors approval.

Chairman Gory asked for questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Scott Aldinger, applicant, stated the easement is already in place and it is my intention to create a new home subdivision of 5 acre lots.

Michael Hicks, asked if the applicant is going to do a subdivision of 5 acre parcels.

Mr. Aldinger, stated the minimum lot size would be 5 acres.

Commissioner Wall asked Director Bernhart what is the Comprehensive Plan for this area.

Director Bernhart stated it is Rural Residential.

There were no further comments from the public and Chairman Gory closed the public hearing and asked if the Commissioners had any other questions or comments and asked for a motion on this docket.

Commissioner Bennett moved to recommend approval of item number 7 with one condition that a Tentative Map be completed within one year of rezoning or the property reverts back to RA-40 zoning through Board of Supervisors approval.

Commissioner Wall 2nd the motion.

Commissioner Laffoon stated “with the stipulation by Staff”.

Bennett revised the motion to read “with a Tentative Map within one year of rezoning or the property reverts back to RA-40 zoning.

The motion to recommend approval passed unanimously.

Chairman Gory read into the record, item number 8, **Docket No. Z2007-002 – Scott Aldinger – APN(s): 307-03-004, -005 & -014.** The applicant is requesting to rezone 127.3, 40 and 162 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future low density residential development. The properties are located at 45005, 45103, and 46174-73rd St., Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-002, staff is recommending approval with two conditions: 1. owner shall provide dedicated public access to property from an existing road the off site right-of-way through State owned land shall be obtained within one year of the Subdivision Tentative Map approval and 2. A Tentative Map shall be submitted within one year of rezoning or the property reverts back to RA-40 zoning.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Scott Aldinger, applicant, stated he has applied with State for easement to cross State land and it is a long process, and further stated that he has asked Public Works and they denied his request.

Commissioner Wall asked Director Bernhart what is the Comprehensive Plan for this area.

Director Bernhart stated it is Rural Residential.

There were no other comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of item number 8 with two conditions: 1. owner shall provide dedicated public access to property from an existing road the off site right-of-way through State owned land shall be obtained within one year of the Subdivision Tentative Map approval and 2. A Tentative Map shall be submitted within one year of rezoning or the property reverts back to RA-40 zoning.

Commissioner Slawson 2nd the motion.

The motion to approve item number 8, passed unanimously.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-003 – Vernon & Helen Sinclair – APN: 307-03-013U**. The applicants are requesting to rezone 6.67 acres from RA-10 (Rural Area – Ten Acres) Zoning District to RA-5 (Rural Area - Five Acres) Zoning District for a lot line adjustment. The property is located at 47686 Quail Walk Lane, Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-003, staff recommends approval.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Laffoon asked for clarification of the lot line adjustments.

Director Bernhart clarified the lot lines.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Nancy Edwards, daughter of applicants, explained the division of the lots and the reason for the lot line adjustment.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to recommend approval of item number 9.

Commissioner Jones 2nd the motion.

The motion to recommend approval of item number 9 passed unanimously.

Chairman Gory read into the record, item number 10, **Docket No. Z2007-004 – Michael G. & Debra A. Hicks – APN(s): 304-72-024, -025 & -026**. The applicants are requesting to rezone 2.23, 2.33 and 2.52 (total 7.08) acres from SR-2 (Suburban Ranch - Two Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division. The properties are located at 68799-65-1/2 St., 38517 Ave. 61-3/4 St. and 38519 Ave. 61-3/4 St., Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-004, staff recommends approval with one condition that a Tentative Map be submitted within one year, in the event they don't qualify for a Land Division.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Slawson commented on the applicants request and stated that most of the lots in that area are SR-1 and SR-2.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Darrell Anderson, has a parcel close to the applicants, 304-73-001G, and is concerned with regard to roadways.

Michael Hicks, applicant, stated his intentions for the land division.

Tom Bernard, Bernard Family Trust, bordering this property, stated his objection to this request and the impact of traffic.

Darrell Anderson commented on the lack of road compaction for the amount of traffic and the flood plain.

Michael Hicks, commented on the easements he is allowing for and gravel roads and a shared well for four lots and a well solely for his property.

Tom Bernard commented on the amount of maintained roads.

Commissioner Slawson commented that the only two maintained roads in that area is 61-1/5 E or Cox Road.

Debra Hicks, applicant, commented on dust control and people living on the roads maintain them.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Laffoon commented that the two letters of opposition are 20% of Surrounding property owners and it will take a majority vote of the Board of Supervisors.

Commissioner Wall commented on the size of the surrounding parcels, not less than 2.5 acres and possibly we should not change this trend.

Commissioner Slawson moved recommended denial of item number 10.

Commissioner Wall 2nd the motion.

The motion to recommend denial of item number 10, passed with five Commissioners in favor of denial and two nays.

Chairman Gory read into the record, item number 11, **Docket No. Z2007-005 – James & Clare Downing – APN: 304-35-002R**. The applicants are requesting to rezone 15.27 acres of 125.51 acres from RA-40 (Rural Area – Forty Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District to develop ten residential lots in a proposed subdivision, Ten At Downing Street. The property is located at 40626 Salome Rd., Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-005, staff is recommending approval with three conditions: 1. Provide public dedication of Right-of-Way 33' adjacent to Salome Road within one year, or prior to Final Plat; 2. Submit Tentative Map within one year of rezoning approval; and 3. Applicant to sign an acceptable version of the 207 Waiver of Rights and Remedies form prior to the Board of Supervisors meeting.

Director Bernhart stated he was open for any questions or comments at this time.

Commissioner Laffoon asked that the remaining acreage will remain in the RA-40 zoning district.

Director Bernhart stated "yes."

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

James Downing, applicant, commented on the easements, roads, and the Waiver of Rights and Remedies with regard to the Waiver stated, "Basically that Waiver says I agree to abide by any and all stipulations without knowing what the stipulations are and, if I am in agreement with the stipulations, I will sign the waver and further commented on the balance of the property stating is primarily in either in a flood plain or a floodway and I doubt if the balance of that parcel will ever be developed because the cost of development since it is in a flood plain and the fact that you can't develop in a floodway at all.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-005 with three conditions: 1. Provide public dedication of Right-of-Way 33' adjacent to Salome Road within one year, or prior to Final Plat; 2. Submit Tentative Map within one year of rezoning approval; and 3. Applicant to sign an acceptable version of the 207 Waiver of Rights and Remedies form prior to the Board of Supervisors meeting.

Commissioner Jones 2nd the motion.

The motion to recommend approval passed unanimously.

Chairman Gory read into the record, item number 12, **Docket No. Z2007-006 – Neverland North, LLC/Robert Lint II – APN: 305-38-007**. The applicant is requesting to rezone 9.5 acres from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a Minor Land Division. The property is located at 53934-65th St., Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-006, staff is recommending approval with a minimum 2.5 acre lot size.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of Docket Z2007-006 with the condition the lot size is a minimum of 2.5 acres.

Commissioner Johnson 2nd the motion.

The motion to recommend approval of item number 12, passed unanimously.

Chairman Gory read into the record, item number 13, **Docket No. Z2007-008 – Grapevine 7, Inc./Robert Freedman – APN: 306-10-005E**. The applicant is requesting to rezone 10.97 acres from C-2 (General Commercial) Zoning District to RVP (Recreational Vehicle Park) Zoning District to expand the Brenda Recreational Vehicle Park (Parcels -005H and -013B). The property is located at 45125 Perry Lane, Brenda.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-008, staff recommends approval with the following condition; the applicants to combine ownership and combine the five acre parcel with existing Recreational Vehicle Park land within one year of approval or the rezone will be considered for reversion to C-2.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

John Prendergast, owner of property south of applicant, stated the property is not in Vicksburg but in Brenda. He passed out paper work to the Commissioners referencing all the items listed and flood plain and the off road vehicles that ride in the area and the detrimental effects.

Commissioner Wall asked Director Bernhart if he had talked with Mr. Freedman about the C-2 zoning of the front portion.

Director Bernhart stated, "no, I don't know what the plan is for that."

Mr. Prendergast stated he thought that the area would be used for storage and that he still owns a portion of Perry Lane.

Travis Freedman, son of the applicants, stated that the storage area is a non issue and spoke of the positive effects of the addition.

Mr. Prendergast again spoke the ingress and egress access way on the fence line and on the off road vehicles that ride in the area and the detrimental effects.

Patricia Chialchulski, commented on the abuse of the desert by the RVer's.

Mr. Prendergast commented on abuse of the park.

Mr. Robert Freedman, applicant, spoke on the RVers.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval Docket Z2007-008 with the following condition: 1. The applicants to combine ownership and combine the five acre parcel with existing Recreational Vehicle Park land within one year of approval or the rezone will be considered for reversion to C-2.

Commissioner Bennett 2nd the motion.

The motion to recommend approval item number 13, passed unanimously.

Board of Supervisors Actions on Planning Commission Matters.

Chairman Gory called on Director Bernhart, Community Development, for the Board of Supervisors Actions on Planning Commission Matters.

Director Bernhart stated his report today is focusing on March 26, 2007, when the State Department of Real Estate will be here giving a presentation and everyone is invited. Also, we're planning to have an open meeting on Thursday, March 15, 2007, from 1 p.m. to 4 p.m., for discussion purposes of the Subdivision Regulation Amendments.

Call to the public

There were no comments by the public.

Adjournment

Chairman Gory asked for a motion for adjournment.

Commissioner Slawson moved for adjournment.

Commissioner Johnson 2nd the motion.

The meeting was adjourned at 4:30 p.m.

Robert Gory, Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Secretary

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
April 5, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
March 1, 2007 minutes for approval.
3. **Docket No. SU2007-001 – Carl D. Hefley – APN(s): 306-46-004.** The applicant is requesting a Special Use Permit for a Commercial Dog Kennel on the west side of the 120 acre parcel in an RA-40 Zoning District. The property is located at 49899-67th St., Brenda.
4. **Docket No. SU2007-002 – Carl D. Hefley – APN(s): 306-46-004.** The applicant is requesting a Special Use Permit to utilize an existing north/south facing air strip located on the east side of the 120 acre property. The property is located at 49899-67th St., Brenda.
5. **Docket No. TR2006-003 – Bayside Land/River Bend Estates/Sam Wheeler – APN: 302-50-001.** (Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Tentative Map for the purpose of developing 336 lots (76.88 acres) for a subdivision, River Bend Estates. The property is located at 49960 Ehrenberg/Parker Hwy., Ehrenberg.
6. **Docket No. Z2007-009 – Akbarali Nagji – APN(s): 307-03-050G.** The applicant is requesting to rezone 36.05 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future land division and resale. The property is located at 47882-72nd St., Bouse.
7. **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s): 305-13-007G.** The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.

8. **Docket No. Z2007-011 – Merle A. and Pamela A. McClafin – APN(s): 304-39-036P.**
The applicants are requesting to rezone the west 10 acres of the 20 acre parcel from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located at 37563 S. Sheepy Hollow Rd., Salome.
9. **Docket No. Z2007-012 – Cosundra L. Yancy, et al – APN(s): 304-10-010.** The applicants are requesting to rezone the 18.30 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-4 (Suburban Ranch – Four Acres) Zoning District for a future land division. The property is located at 47438 Avenue 70-1/4 E, Salome.
10. **Docket No. Z2006-055 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003A.**
(Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.)
The applicants are requesting to rezone 25.91 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills and to rezone the north 300 feet to C-2 (General Commercial) Zoning District, to construct a Waste Water Treatment Plant. The property is located at 39601 Avenue 59 E, Salome.
11. **Docket No. SU2006-016 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003A.**
(Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.)
The applicants are requesting a Special Use Permit to construct a Waste Water Treatment Plant on the north 300 feet of the parcel to serve the proposed subdivision. The property is located at 39601 Avenue 59 E, Salome.
12. **Docket No. Z2006-056 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003C.**
(Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.)
The applicants are requesting to rezone 153.70 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills. The property is located at 39601 Avenue 59 E, Salome.
13. **Docket No. Z2006-051 – Only Dirt Inv./Shaw Chew & Jeremy McClymonds - APN(s): 305-13-016.** (Continued from the March 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future low-density residential development. The property is located at 56624 62nd Street, Vicksburg.
14. **Board of Supervisors Actions on PC Matters.**
15. **Call to the Public.**
16. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
April 5, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Gory, Commissioners: Gene Bennett, Al Johnson, Jim Slawson, and Bud Wall, Director Bernhart, and Administrative Specialist Mayton. Others present were: Jim Downing, William and Mary Goodman, Millie Johnson, Carl Hefley, Julie Timmons, Peter Valenzuela, Pamela McClafin, Cosundra Yancy, Jack and Ardyth Golden, David Ereksen, Joe Malcolm, Ron Skites, Don Miller, Jane O'Mara, Philippe Bailey, Brian Langerback, Marge Skites, Jim Dunlap, Eileen McFarlan, Joseph Malcolm, Gene A. Hicks, Steven Bacs, David A. Ereksen, Neva E. Lyman, Cosundra Yancy, Bev Sullivan, Justine Fowler, and Fred Fowler.

Vice-Chairman Hoover and Commissioners Jones and Laffoon were absent.

Chairman Gory called the Thursday, April 5, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:35 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the March 1, 2007.

Chairman Gory asked for a motion to approve the March 1, 2007 meeting minutes.

Commissioner Johnson moved to approve the minutes of the March 1, 2007 minutes.

Commissioner Slawson 2nd the motion.

Chairman Gory asked if there was any discussion.

Commissioner Wall stated on page 8, middle of the page, it says the motion to recommend approval of item number 6 passed with 2 in favor of approval and 5 against. The word "failed" would be more appropriate because the motion "failed with 2 in favor of approval and 5 against.

The motion to approve the March 1, 2007 passed with one abstention, Vice-Chairman Hoover.

Chairman Gory read into the record, item number 3, **Docket No. SU2007-001 – Carl D. Hefley – APN(s): 306-46-004.** The applicant is requesting a Special Use Permit for a Commercial Dog Kennel on the west side of the 120 acre parcel in an RA-40 Zoning District. The property is located at 49899-67th St., Brenda.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2007-001, staff recommends approval with the following conditions: 1) that no more than (to be determined) number of dogs shall be kept on the property; 2) the applicant shall meet the State tax requirements in all divisions of State Law which may apply to the operation of a private kennel, referencing Section 11000-1118 , 3) the Special Use Permit shall expire, unless renewed, before April 5, 2009, 4) the applicant shall maintain the entry road, driveways and accessed control dust on the property; 5) waste shall be disposed of in accordance with La Paz County Health Department Requirements.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions from the Commissioners.

Chairman Gory opened the hearing to the public.

Commissioner Slawson asked Mr. Hefley about the amount of dogs he would be breeding.

Carl Hefley, applicant, explained why he is requesting a commercial license.

Vice-Chairman Hoover asked Mr. Hefley if he was in agreement with Director Bernhart's recommendations and asked about filling in a number of dogs allowed.

Mr. Hefley stated "yes, he is willing to meet any stipulations staff feels is necessary and explained how the numbers of dogs increase and decrease.

There were further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of Docket SU2007-001 with the stipulations 1) that no more than (to be determined) number of dogs shall be kept on the property; 2) the applicant shall meet the State tax requirements in all divisions of State Law which may apply to the operation of a private kennel, referencing A.R.S. Section § 11-1001 (8); 3) the Special Use Permit shall expire, unless renewed, before April 5, 2009, 4) the applicant shall maintain the entry road, driveways and access to control dust; 5) waste shall be disposed of in accordance with La Paz County Health Department Requirements.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked for any discussion.

Commissioner Wall stated there is a blank on the maximum number of dogs that will be allowed.

Vice-Chairman Hoover stated that because of the length of each dog's stay I would hesitate to put a number to it.

Discussion ensued among the Commissioners.

Douglas Taft, La Paz County Animal Control Officer, explained the regulations associated with kennels.

Vice-Chairman Hoover asked Mr. Taft what kind of a number limitation he would place in the condition.

Mr. Taft stated approximately 50 dogs over the age of 4-1/2 months old and even if you went over that amount there are regulations for containment that must be maintained.

The motion to recommend approval of item number 3, passed unanimously.

Vice-Chairman Hoover asked if we omitted the number of dogs allowed out of the conditions.

Chairman Gory asked Mr. Taft how he was going to manage this situation.

Mr. Taft stated that he will be inspecting the property at least twice a year and Mr. Hefley will have to obtain a Kennel Permit from the Animal Control Agency.

Chairman Gory read into the record, item number 4, **Docket No. SU2007-002 – Carl D. Hefley – APN: 306-46-004**. The applicant is requesting a Special Use Permit to utilize an existing north/south facing air strip located on the east side of the 120 acre property. The property is located at 49899-67th St., Brenda.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2007-002, staff recommends approval with three conditions: 1) the airstrip shall be used for private use only; 2) the owner shall meet Section V-1-2(B) of the Zoning Regulations at all times during use of the runway; 3) this Special Use Permit will expire, unless renewed by the owner, on April 5, 2009.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket SU2007-002 with the stipulations: 1) the airstrip shall be used for private use only; 2) it meet APS requirements for a threshold setback from any wires; 3) the owner shall meet Section V-1-2(B) of the Zoning Regulations at all times during use of the runway; 4) this Special Use Permit will expire, unless renewed by the owner, on April 5, 2009.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 4, passed unanimously.

Chairman Gory read into the record, item number 5, **Docket No. TR2006-003 – Bayside Land/Sam Wheeler - APN: 302-50-001**. The applicants are requesting a Tentative Map for the purpose of developing 336 lots for a subdivision, River Bend Estates. The 76.88 acres are located at 49960 Ehrenberg/Parker Hwy., Ehrenberg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding TR2006-003, staff recommends continuance to the May 3, 2007 meeting of the Planning and Zoning Commission because the applicant has recently turned in new plans which are under review and a new rezone from MPAO to PD which will be heard in May.

The applicant's agent, Peter Valenzuela and Steve Bacs, made a brief presentation and stated there were open for any questions from the Commissioners.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Wall recused himself on this item as he has worked on this project in the past year.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to continue item number 5 to the May 3rd, 2007 meeting of the Planning and Zoning Commission.

Commissioner Slawson 2nd the motion.

The motion to continue passed with one abstention.

Chairman Gory read into the record, item number 6, **Docket No. Z2007-009 – Akbarali Nagji – APN(s): 307-03-050G**. The applicant is requesting to rezone 36.05 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future land division and resale. The property is located at 47882-72nd St., Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-009, staff recommends approval with two conditions: 1) more than five (5) parcels will require a subdivision; 2) if a Land Division or Subdivision is not completed within one year the property will revert back to RA-40.

Director Bernhart stated he was open for any questions or comments at this time.

Commissioner Bennett asked the question whether this parcel could be zoned RA-5, it could be one ten acre parcel and four 5 acre parcels that would work.

Director Bernhart responded that it might be a good way to go on this request, to request the applicant have four parcels at 5 acres and the remaining 16 acres could be RA-10.

Commissioners Bennett, Slawson and Wall commented on the applicant's request and expressed apprehension to rezoning the entire parcel to RA-5.

Julie Timmons, agent for the applicant, stated the applicant's intentions for the property.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

In depth discussion among Commissioners and Director Bernhart ensued with Director Bernhart suggesting that the applicant provide a map with the 10 acre designations prior to the Board of Supervisors meeting.

Jim Downing commented on a recent split of a 40 acre parcel in Maricopa County.

There were no further comments from the public or Commissioners.

Commissioner Wall moved to recommend approval of Docket Z2007-009 as requested with the stipulation that a map be provided with the precise boundaries, to the Board of Supervisors meeting.

Vice-Chairman Hoover 2nd the motion.

Commissioner Wall amended his recommendation to read: to recommend approval of Docket Z2007-009 as requested with the stipulation that a map be provided with the precise boundaries, a record of survey of the corners of the original parcel prior to the Board of Supervisors meeting.

Vice-Chairman Hoover 2nd the amended motion.

The motion to recommend approval passed with one nay vote.

Chairman Gory read into the record, item number 7, **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s): 305-13-007G**. The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-010, staff is recommending approval with two conditions: 1) the applicants show adequate public access to a County road or US Hwy. 60 prior to the Board of Supervisors meeting; and 2) if the property is not subdivided or Land Divided within one year the zoning will revert back to RA-40.

Director Bernhart stated he was open for any questions or comments at this time.

Commissioner Wall commented on Panhandle Way.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jack Golden, applicant, commented on the lack of access to his property.

Commissioner Slawson asked Mr. Golden if he had any objection to continuing this docket until he has time to research the situation.

Commissioner Wall suggested that Mr. Golden contact Vicksburg Farms, a Mr. Rock Cramer to talk to him about access to the property.

There were no further comments from the public.

Chairman Gory closed the hearing to the public and brought it back to the Commission and asked for a motion.

Commissioner Wall moved to continue Docket Z2007-010 to the May 3rd, 2007 meeting of the Planning and Zoning Commission.

Vice-Chairman Hoover 2nd the motion.

The motion to continue item number 7 passed unanimously.

Chairman Gory read into the record, item number 8, **Docket No. Z2007-011 – Merle A. McClafin and Pamela A. McClafin – APN(s): 304-39-036P**. The applicants are requesting to rezone the west 10 acres of the 20 acre parcel from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located at 37563 S. Sheepy Hollow Rd., Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-011, staff is recommending continuance to the May 3, 2007 for additional information about the location of the airport and compliance with V-1-2(B) of the La Paz Zoning Regulations, verify that any zoning violations are corrected prior to the next meeting and need a ½ section line road.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Pamela McClaflin, applicant, stated the trailer is on the property, she didn't authorize it or ask for it, it just showed up on the property, and with regard to the easement on Sheepy Hollow Lane or Road, the Court has deemed it is a legal easement.

William Goodman, neighbor, commented on his objection to the rezone request.

Mary Goodman, neighbor, stated she was here to speak for and read a letter from a Mr. Russell B. Pierce expressing his concerns, Don Miller's concerns, and a letter from Ronald Kolbo and expressed her own concerns to this rezone request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to continue Docket Z2007-011 to the May 3, 2007 meeting of the Planning and Zoning Commission.

Commissioner Bennett 2nd the motion.

The motion to continue item number 8 passed unanimously.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-012 – Cosundra L. Yancy, et al – APN(s): 304-10-010**. The applicants are requesting to rezone the 18.30 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-4 (Suburban Ranch – Four Acres) Zoning District for a future land division. The property is located at 47438 Avenue 70-1/4 E, Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-012, staff is recommending approval with two stipulations: 1) the applicant provide proof of access to a County Road prior to the Board of Supervisors meeting; and 2) if not divided within one year the zoning will revert back to RA-40.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

Commissioner Slawson asked if this property is landlocked.

Director Bernhart stated that the Right-of-Way agent stated that the property is landlocked and have red flagged it for permitting purposes.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Cosundra Yancy, applicant, introduced her brother, Charles Abbs, commented on the accessibility to the property and that she is in the process of obtaining legal access with regard to the surrounding property owners.

Commissioner Wall asked if they had to go through the Centennial Wash to get to the property.

Ms. Yancy stated yes.

Mr. Abbs commented that there is a main road going directly to the property.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to continue of Docket Z2007-012 to May 3, 2007 meeting in order to obtain more information about the property.

Commissioner Slawson 2nd the motion.

The motion passed unanimously.

Chairman Gory read into the record, item number 10, **Docket No. Z2006-055 – Sunset Indian Hills/Jane O’Mara - APN(s): 304-70-003A.** (Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 25.91 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills and to rezone the north 300 feet to C-2 (General Commercial) Zoning District, to construct a Waste Water Treatment Plant; 2. To rezone 153.70 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new subdivision, Sunset Indian Hills; and 3. The applicants are requesting a Special Use Permit to construct a Waste Water Treatment Plant on the north 300 feet of the parcel to serve the proposed subdivision. The property is located at 39601 Avenue 59 E, Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-055, staff is recommending denial; 1) Consider a mix of residential densities and zoning districts: R-1-20, R-1-12, R-1-8, R-1-6, SBR-20, SBR-12, SBR-8, SBR-6, R-2 AND TR; and 2) A development of this size should include active recreation and park facilities.

Director Bernhart stated he was open for any questions or comments at this time and would like to hear from the applicant.

Chairman Gory asked if the Commissioners had any questions or comments.

Commissioner Wall asked Mr. Downing would it be possible to zone that area which is eventually scheduled for an open space underneath the take off alignment of the runway next door to something other than a residential category.

Jim Downing, engineer for this project, spoke on all three dockets, Z2006-055, SU2006-016 and Z2006-056.

Commissioner Wall asked if either the developer or applicant would have any objection.

Mr. Downing stated "no, we would have no objection to that."

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

David Erickson, neighbor commented on out of State inhabitants and the need for restrictions.

Joe Malcolm, neighbor commented on 65th St. and it not being a County road, per the Public Works Department.

Ronald Skites, neighbor and resident of Indian Hills Airpark, stated he opposes a high density development.

Bill Goodman, neighbor, commented on repercussions from park owners regarding the airpark.

Jim Downing, commented on the quality of homes projected on the properties.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2006-055 as requested with RA-5 on the designated airport related open space.

Commissioner Johnson 2nd the motion.

The motion passed with one in opposition.

Chairman Gory read into the record, item number 11, **Docket No. SU2006-016 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003A.** (Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Special Use Permit to construct a Waste Water Treatment Plant on the north 300 feet of the parcel to serve the proposed subdivision. The property is located at 39601 Avenue 59 E, Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2006-016, staff is recommending approval with stipulations; 1) The applicant shall provide evidence of ADEQ approval prior to construction; and 2) If ADEQ approval is not obtained or the facility is not permitted within two (2) years, this Special Use Permit shall expire.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing, engineer for this project, spoke on extensions of Waste Water Treatment Plants.

Ronald Skites, neighbor, commented on the Waste Water Treatment Plant.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket SU2006-016 with the stipulations: 1) The developer use the best available technology for odor, visual, noise buffering; and 2) The Special Use Permit extend for three years and terminated if not completed in that time frame.

Commissioner Slawson 2nd the motion.

The motion passed unanimously.

Chairman Gory read into the record, item number 12, **Docket Z2006-056 – Sunset Indian Hills/Jane O’Mara – APN: 304-70-003C.** (Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 153.70 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RVS (Recreational Vehicle Subdivision) Zoning District to develop a new

subdivision, Sunset Indian Hills. The property is located at 39601 Avenue 59 E, Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-056, staff is recommending denial; 1) Consider a mix of residential densities and zoning districts: R-1-20, R-1-12, R-1-8, R-1-6, SBR-20, SBR-12, SBR-8, SBR-6, R-2 AND TR; 2) A development of this size should include active recreation and park facilities; and 3) If a Tentative Map is not submitted within one year the property revert back to RA-40.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing, engineer for this project, commented on this development and the applicants intentions for development with respect to the minimum lot size is 5,000 square feet.

David Erickson commented on his concerns with regard to traffic.

Ron Skites asked if there will be an abandonment of Washburn Way.

Director Bernhart stated that is dealt with at the Tentative Map stage.

Bev Sullivan, resident of the air park, asked if this was going to be an adult park.

Chairman Gory stated that would be up to the applicant and their engineer.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2006-056 as requested with RA-5 on the designated airport related open space.

Commissioner Johnson 2nd the motion.

The motion to recommend approval passed unanimously.

Chairman Gory read into the record, item number 13, **Docket No. Z2006-051 ONLY DIRT INVEST. AND DEVELOP./SHAWN CHEW, JEREMY MCCLYMONDS & MARK HOFGARD – APN(s): 305-13-016**. The applicants are requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future low-density residential development. The property is located at 56624 62nd Street, Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2006-051, staff is recommending approval with verification the zoning violation has been satisfied.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There was discussion among Commissioners regarding rezoning 40 acres and access and the zoning violation.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approval Docket Z2006-0051 for three RA-10 parcels and two RA-5 parcels with the stipulation that verification of the zoning violation has been satisfied and a right-of-way or easement on the west side of the property has been obtained prior to the Board of Supervisors meeting.

Commissioner Bennett 2nd the motion.

The motion to recommend approval passed unanimously.

Board of Supervisors Actions on Planning Commission Matters.

Chairman Gory called on Director Bernhart, Community Development, for the Board of Supervisors Actions on Planning Commission Matters.

Director Bernhart reported on March Board of Supervisors approvals.

Call to the public

Commissioner Wall recommended rescinding the Special Use Permit for a Cell Phone Tower by Verizon at the northwest corner of Santa Fe and Main. Approximately three to four years ago they were granted a Special Use Permit and the tower has never been built.

There were no further comments by the public.

Adjournment

Chairman Gory asked for a motion for adjournment.

Commissioner Slawson moved for adjournment.

Commissioner Johnson 2nd the motion.

The meeting was adjourned at 4:21 p.m.

Robert Gory, Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Secretary

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
May 3, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
April 5, 2007 minutes for approval.
3. **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s) 305-13-007G.**
(Continued from the April 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.
4. **Docket No. Z2007-011 – Merle A. and Pamela A. McClafin – APN(s) 304-39-036P.**
(Continued from the April 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the west 10 acres of the 20 acre parcel from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located at 37563 S. Sheepy Hollow Rd., Salome.
5. **Docket No. Z2007-012 – Cosundra L. Yancy, et al – APN(s) 304-10-010.** (Continued from the April 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the 18.30 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-4 (Suburban Ranch – Four Acres) Zoning District for a future land division. The property is located at 47438 Avenue 70-1/4 E, Salome.
6. **Docket No. Z2007-007 – Land Lady, LLC, Scofield, Enerdyne Holdings LLC, Tiburon Holdings LLC Et Al – APN(s) 305-34-002C, -002D & -002F.** The applicants are requesting to rezone Parcel 305-34-002C, 39.70 acres, Parcel 305-34-002D, 50 acres and 305-34-002F, 30 acres from RA-40 (Rural Area – Forty Acres) Zoning District to MHS (Mobile Home Subdivision) Zoning District for the development of a 489 lot Mobile Home Subdivision. The properties are located at 36202 Hwy. 72, 36256 Hwy. 72, and Section 5, Township 5 North, Range 15 West of the Gila and Salt River Meridian, La Paz County, Vicksburg.

7. **Docket No. Z2007-013 – Gene Allen – APN(s): 307-17-040.** The applicant is requesting to rezone the 5 acre parcel from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division and future sale. The property is located at 28250 Desert Heights Drive, Bouse.
8. **Docket No. Z2007-014 – JR Plantations, LLC/John Reely – APN(s): 305-15-003 & -007.** The applicants are requesting to rezone Parcel 305-15-003, 72.08 and Parcel 305-15-007, 79.88 acre parcels from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a residential subdivision. The property is located at 54252-63rd St., and 54254-62nd St., Vicksburg.
9. **Docket No. Z2007-015 – Neal Baker – APN(s): 302-47-031C.** The applicant is requesting to rezone 37,719.20 square feet from C-2 (General Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for a new home and to conform with surrounding properties. The property is located at 48269 Ehrenberg Parker Hwy., Ehrenberg.
10. **Docket No. Z2007-016 – Bayside Land LLC/Sam Wheeler - APNs: 302-50-001 & 302-50-022.** The applicants are requesting to rezone APNs: 302-50-001 (5.70 acres) & 302-50-022 (84.90 acres), from MPAO (Master Plan Area Overlay) Zoning District to PD (Planned Development) Zoning District and including C-2 (General Commercial) uses, for future development of an integrated river oriented, residential community. The properties are located at 49960 Ehrenberg Parker Hwy., and 14650 Comber Blvd, Ehrenberg Heights, AZ 85325.
11. **Docket No. TR2006-003 – Bayside Land/River Bend Estates/Sam Wheeler – APN: 302-50-001.** (Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Tentative Map for the purpose of developing 336 lots (76.88 acres) for a subdivision, River Bend Estates. The property is located at 49960 Ehrenberg/Parker Hwy., Ehrenberg.
12. **Ordinance No. 2007-01. Adopting the La Paz County Subdivision Regulations.** Providing for new regulations establishing the subdivision of property providing for review standards, Preliminary Plat, Final Plat, amended plat, lot consolidation and Land Division process; providing for hillside subdivision standards, condominium subdivision plats, subdivision design standards, administration and review; providing for security and acceptance of improvements; providing for subdivision abandonment and vacation; providing for appeals, modifications and waivers; providing for enforcement, violations and remedies; providing for severability; providing for conflicts; providing for codification; providing for an effective date.
13. **Board of Supervisors Actions on PC Matters.**
14. **Call to the Public.**
15. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
May 3, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Robert Gory, Vice-Chairman Conkie Hoover, Commissioners: Al Johnson, Pat Jones, Lawanda Laffoon, Jim Slawson, and Bud Wall, Director Bernhart, and Administrative Specialist Mayton. Others present were: Millie Johnson, Jim Downing, Pat Schlecht, Gene Allen, Gary Svider, William and Mary Goodman, Wells Hampton, William Lemme, Mark Sidler, Pamela McClafflin, Matt Seaman, Scott Scofield, Alan Dahms, Kathy Green, Elaine Ellefson, Gladys Gammage, Charlotte Muhammad, Chris Muhammad, Gladys Frieze and David Williams.

Commissioner Bennett was absent.

Chairman Gory called the Thursday, May 3, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:33 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the April 5, 2007.

Chairman Gory asked for a motion to approve the April 5, 2007 meeting minutes.

Commissioner Slawson moved to approve the minutes of the April 5, 2007 minutes.

Vice-Chairman Hoover commented that not all of the Commissioners were present.

Commissioner Wall 2nd the motion.

Chairman Gory asked if there was any discussion.

The motion to approve the April 5, 2007 passed with one abstention, Commissioner Laffoon.

Chairman Gory read into the record, item number 3, **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s) 305-13-007G.** (Continued from the April 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-010, staff recommends approval however, we need: 1) additional information about the location of the airport and compliance with V-1-2(B) of the La Paz Zoning Regulations; 2) Verify that any zoning violations are corrected prior to the May 3rd, 2007 meeting; and *3) need a ½ Section line road, in addition the applicants have submitted a letter requesting a continuance until the fall 2007, and staff recommends that we table this item and republish at a later date.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions from the Commissioners.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

There were no comments from the public.

Commissioner Wall moved to continue Docket Z2007-010 to the October 2007 meeting of the Planning and Zoning Commission.

Commissioner Johnson 2nd the motion.

Chairman Gory asked for any discussion.

The motion to continue item number 3, passed, four in favor of continuance and three in opposition.

Chairman Gory read into the record, item number 4, **Docket No. Z2007-011 – Merle A. McClafin and Pamela A. McClafin – APN(s) 304-39-036P.** (Continued from the April 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the west 10 acres of the 20 acre parcel from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located at 37563 S. Sheepy Hollow Rd., Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Docket No. Z2007-011, this was continued from the last Planning and Zoning meeting. Staff recommends approval with the condition that the Zoning violation be removed prior to the Board of Supervisors meeting.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Slawson stated that he has visited the property twice, once last month and this past Monday, and not one thing has been done to that trailer sitting there so why are we going to approve it when they have not made an effort to correct the violation

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Pamela McClaflin, applicant, and stated she is not the owner of the illegal trailer located on the property and does not have title to the trailer and further commented on her efforts to take care of this situation.

Commissioner Johnson commented that there are ways to obtain information for re-titling a non-conforming trailer.

Mary Goodman, resident on Sheepy Hollow Lane, who stated she observed the applicant's brother move the illegal trailer onto their property. Mrs. Goodman also read letters of opposition from Fred and Justine Fowler and a letter from Don Miller voicing his opposition.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend denial of Docket Z2007-011 because of the Zoning Code violation.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend denial of item number 4, passed unanimously.

Chairman Gory read into the record, item number 5, **Docket No. Z2007-012 – Cosundra L. Yancy, et al – APN(s) 304-10-010.** (Continued from the April 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the 18.30 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to

SR-4 (Suburban Ranch – Four Acres) Zoning District for a future land division. The property is located at 47438 Avenue 70-1/4 E, Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-012, staff recommends approval with two stipulations, 1) the applicant provide proof of access to County road prior to the Board of Supervisors meeting and 2) if not divided within one year the zoning will revert back to RA-40.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Slawson asked Director Bernhart if the applicant has resolved the right-of-way issue.

Director Bernhart stated that he has not received any information from the Right-of Way agent to that effect.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Jones moved to recommend denial of item number 5 as the access issue has not been addressed.

Vice-Chairman Hoover 2nd the motion.

The motion to recommend denial passed unanimously.

Chairman Gory read into the record, item number 6, **Docket No. Z2007-007 – Land Lady, LLC, Scofield, Enerdyne Holdings LLC, Tiburon Holdings LLC Et Al – APN(s): 305-34-002C, -002D & -002F**. The applicants are requesting to rezone Parcel 305-34-002C, 39.70 acres, Parcel 305-34-002D, 50 acres and 305-34-002F, 30 acres from RA-40 (Rural Area – Forty Acres) Zoning District to MHS (Mobile Home Subdivision) Zoning District for the development of a 489 lot Mobile Home Subdivision. The properties are located at 36202 Hwy. 72, 36256 Hwy. 72, and Section 5, Township 5 North, Range 15 West of the Gila and Salt River Meridian, La Paz County, Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Docket No. Z2007-007, staff recommends approval and would like to suggest the applicant consider TR zoning with the 39 acre parcel (-002C). The reason for this is having too much MHS zoning could be a detriment. If you do approve this docket staff recommends the following stipulations: 1) the zoning will revert to RA-40 on all three parcels if a Tentative Map is not completed within one year and in according with a phasing plan.

Director Bernhart stated he was open for any questions or comments at this time.

Commissioner Jones asked about the Comprehensive Plan for this area.

Director Bernhart stated that they do meet the Comprehensive Plan.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing, Engineer for this project, commented on the suggestion by Director Bernhart with reference to considering TR zoning for the 39 acres rather than the MHS.

There were no further comments from the public.

Chairman Gory asked about the wash in that area.

Mr. Downing addressed the question with information he's obtained through the Aquifer Protection Agency.

Commissioner Wall asked about a WWTP.

Mr. Downing addressed this issue by stating that ADEQ has required a WWTP.

Commissioner Laffoon asked where exactly the 39.7 acres are located.

Mr. Downing pointed out the area on the map provided by the Representative, Wells Hampton.

There was discussion regarding the MHS zoning and TR zoning.

Allan Dobbs, commented on the zoning.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Laffoon asked how long it will take for the applicant to consider whether or not they will agreeable to the TR zoning.

Director Bernhart stated that the consideration of TR zoning is for the long term outcome for the County.

Vice-Chairman Hoover moved to recommend approval of Docket Z2007-007 and the stipulation that zoning will revert to RA-40 on all three parcels if a Tentative Map is not completed within one year.

Commissioner Jones 2nd the motion.

Chairman Gory asked if there was any discussion.

Wells Hampton, project consultant, spoke in favor of the MHS zoning request and that a TR zoning would not be conducive to continuing with this project.

Vice-Chairman Hoover withdrew her motion.

Commissioner Jones withdrew his 2nd.

Vice-Chairman Hoover moved to recommend approval of TR zoning for all 120 acres.

Commissioner Jones 2nd the motion.

Chairman Gory asked for any discussion.

Commissioner Laffoon asked, "with TR zoning", it's an option for the Board of Supervisors to consider.

Chairman Gory stated "yes", for the total of 120 acres.

The motion to recommend approval passed with five members in favor of approval and two members in opposition.

Chairman Gory read into the record, item number 7, **Docket No. Z2007-013 – Gene Allen – APN(s): 307-17-040**. The applicant is requesting to rezone the 5 acre parcel from RA-5 (Rural Area – Five Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a Minor Land Division and future sale. The property is located at 28250 Desert Heights Drive, Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-013, staff is recommending approval with the stipulations that: 1. any Land Division shall be completed within one year of this approval or zoning shall revert to RA-5; and 2. any lot created shall contain a buildable site outside the floodway or flood plain. It appears that one half of the property is located in the flood plain.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if the Commissioners had any questions or comments.

Vice-Chairman Hoover asked Director Bernhart about the list of Code Violations.

Director Bernhart stated that he was not aware of any open violation on that property.

Chairman Gory asked if there were any further questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Elaine Ellefson, area resident, voiced her opposition to this rezone because of Mr. Barker's involvement.

Pat Schlecht, agent for applicant, asked about the flood plain area on this property.

There were no further comments from the public.

Chairman Gory closed the hearing to the public and brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-013 with the stipulations that: 1. Any land division shall be completed within one year of this approval or zoning shall revert to RA-5; and 2. Any lot created shall contain a buildable site outside the floodway or flood plain.

Vice-Chairman Hoover 2nd the motion.

The motion to recommend approval of item number 7 passed unanimously.

Chairman Gory read into the record, item number 8, **Docket No. Z2007-014 – JR Plantations, LLC/John Reely – APN(s): 305-15-003 & -007**. The applicants are requesting to rezone Parcel 305-15-003, 72.08 and Parcel 305-15-007, 79.88 acre parcels from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a residential subdivision. The property is located at 54252-63rd St., and 54254-62nd St., Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-014, staff is recommending approval with the stipulations that: 1. each parcel shall be required to completed a Tentative

Map and meet subdivision regulations as amended within one year of this rezoning or the properties revert back to RA-40 zoning; and 2. The applicant shall provide proof of adequate access and future right-of-way prior to Tentative Map approval. NOTE: The applicant shall provide proof of adequate access to the current parcels prior to the Board of Supervisors meeting. Also, Building Inspector, Ken Olkowski, commented that there is a need to make stipulation that streets signs be purchased and posted prior to Land Division/Tentative Map.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Pat Schlecht, representing JR Plantations, commented and gave exact directions to the location of this property.

Charlotte Muhammad, agent for Matty Lou Johnson, we own the property on parcel numbers -004 and -005, which are right on McVay and 72 and their concern is with access.

Pat Schlecht, representing JR Plantations, stated that Mr. Reely has a new survey on the property and has secured access to their property.

Commissioner Wall questioned access to the properties.

Charlotte Muhammad, stated they have been asked to grant an easement but they have not yet.

Chris Muhammad stated he was not in opposition to this request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-014 with the stipulations that: 1. Each parcel shall be required to completed a Tentative Map and meet subdivision regulations as amended within one year of this rezoning or the properties revert back to RA-40 zoning; and 2. the applicant shall provide proof of adequate access and future right-of-way prior to Tentative Map approval; and 3. applicant shall provide proof of adequate access to the current parcels prior to the Board of Supervisors meeting.

Commissioner Johnson 2nd the motion.

The motion to recommend approval of item number 8 passed unanimously.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-015 – Neal Baker – APN(s): 302-47-031C**. The applicant is requesting to rezone 37,719.20 square feet from C-2 (General Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for a new home and to conform with surrounding properties. The property is located at 48269 Ehrenberg Parker Hwy., Ehrenberg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-015, staff is recommending approval and if the applicant is building a single family dwelling the TR, R-2, or SBR, not MHS.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There was discussion among the Commissioners with regard to the MHS and TR zonings.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Kathy Green, representing the applicant, explained that the applicant has every intention of living on the property and that he has no intention of subdividing this property.

Commissioner Jones asked Ms. Green if the applicant would have any problem with TR zoning.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to recommend approval of Docket Z2007-015 with the stipulation that the lot cannot be divided any further.

The motion died for lack of a second.

Vice-Chairman Hoover recommended approval of Docket Z2007-015 for TR zoning.

Commissioner Jones 2nd the motion.

Chairman Gory ask for any discussion.

Kathy Green, applicant representative, asked why how they can make a motion for something that is not asked for.

The Commissioners explained the difference between MHS and TR.

The motion to recommend approval of item number 9 passed, with one abstention.

Chairman Gory read into the record, item number 10, **Docket No. Z2007-016 – Bayside Land LLC/Sam Wheeler - APNs: 302-50-001 & 302-50-022.** The applicants are requesting to rezone APNs: 302-50-001 (5.70 acres) & 302-50-022 (84.90 acres), from MPAO (Master Plan Area Overlay) Zoning District to PD (Planned Development) Zoning District and including C-2 (General Commercial) uses, for future development of an integrated river oriented, residential community. The properties are located at 49960 Ehrenberg Parker Hwy., and 14650 Comber Blvd, Ehrenberg Heights, AZ 85325.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-016, staff recommends approval with the following stipulations: 1. Revise the PD standards to meet requirements as noted by staff; and 2. comply with La Paz County Zoning Regulations and provide a Planned Development map for review and approval by the Board of Supervisors and complete the Final Plat within one year or the property reverts back to MPAO.

Director Bernhart stated he was open for any questions or comments at this time and would like to hear from the applicant.

Chairman Gory asked if the Commissioners had any questions or comments.

Commissioner Wall asked Director Bernhart if it would be useful to require that any reduction of setbacks from side yards, meet the Fire Code.

Director Bernhart stated yes, we could state they must meet the 2003 International Fire Codes.

Chairman Gory asked if the Commissioners had any questions or comments.

There were no further comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Gladys Frieze, property owner, south of this development, is concerned with the runoff of water from this property and asked for a continuance of this docket until the runoff issued can be resolved.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-016 with the following stipulations: 1. Revise the Planned Development standards to meet requirements as noted by staff; and 2. comply with La Paz County Zoning Regulations and provide a Planned Development map for review and approval by the Board of Supervisors and complete the Final Plat within one year or the property reverts back to MPAO (Master Planned Area Overlay); and 3. and must meet the 2003 International Fire Codes.

Vice-Chairman Hoover 2nd the motion.

The motion to recommend approval passed unanimously.

Chairman Gory read into the record, item number 11, **Docket No. TR2006-003 – Bayside Land/River Bend Estates/Sam Wheeler – APN: 302-50-001.** (Continued from the April 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Tentative Map for the purpose of developing 336 lots (76.88 acres) for a subdivision, River Bend Estates. The property is located at 49960 Ehrenberg/Parker Hwy., Ehrenberg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding TR2006-003, staff recommends approval with the County Engineer's requirements being met prior to the Board of Supervisors meeting, Staff's redlines being addressed and a new Tentative Map being generated for the Board of Supervisors.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approval of Docket TR2006-003 with the County Engineer's requirements being met prior to the Board of

Supervisors meeting, Staff's redlines being addressed and a new Tentative Map being generated for the Board of Supervisors.

Commissioner Slawson 2nd the motion.

The motion to recommend approval of item number 11 passed unanimously.

Chairman Gory read into the record, item number 12, **Ordinance No. 2007-01. Adopting the La Paz County Subdivision Regulations.** Providing for new regulations establishing the subdivision of property providing for review standards, Preliminary Plat, Final Plat, amended plat, lot consolidation and Land Division process; providing for hillside subdivision standards, condominium subdivision plats, subdivision design standards, administration and review; providing for security and acceptance of improvements; providing for subdivision abandonment and vacation; providing for appeals, modifications and waivers; providing for enforcement, violations and remedies; providing for severability; providing for conflicts; providing for codification; providing for an effective date.

Director Bernhart commented on the process to bring this Ordinance to this place through grant process and introduced David Williams.

David Williams, consultant to Director Bernhart, presented the new regulations for subdivisions and answered questions from the Commissioners.

Chairman Gory asked is the Commissioners had any further questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to continue Ordinance No. 2007-01, adopting the La Paz County Subdivision Regulations to the June 7, 2007 meeting of the Planning and Zoning Commission.

Commissioner Jones 2nd the motion.

The motion to continue item number 12, to the June 7, 2007 meeting of the Planning and Zoning meeting passed unanimously.

Board of Supervisors Actions on Planning Commission Matters.

Chairman Gory called on Director Bernhart, Community Development, for the Board of Supervisors Actions on Planning Commission Matters.

Director Bernhart reported on April 2, 2007 meeting of the Board of Supervisors approvals.

Call to the public

There were no further comments by the public.

Adjournment

Chairman Gory asked for a motion for adjournment.

Commissioner Slawson moved for adjournment.

Commissioner Johnson 2nd the motion.

The meeting was adjourned at 4:45 p.m.

Robert Gory, Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Secretary

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
June 7, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
May 3, 2007 minutes for approval.
3. **Revoke Docket No. SU2000-010 – AZ/CA RAILROAD/Jane Levin – APN(s): 307-15-096C (a portion of) – Bouse Site.** The applicant was approved for a Special Use Permit on October 2, 2000, by the La Paz County Board of Supervisors, to construct a 100 foot communication monopole on a portion of the above referenced parcel, with the stipulations that a record of survey be prepared by an Arizona Registered Land Surveyor and recorded in La Paz County, and the 911 street address be posted on the fence surrounding the monopole. To date the stipulations have not been met and the monopole has not been erected. The property is located on Santa Fe Avenue, Bouse.
4. **Docket No. SU2007-003 – American Legion, Post #46/Patrick Pirtle – APN(s): 307-11-013B.** The applicant is requesting a Special Use Permit to utilize an existing mobile home as a storage building for equipment and supplies and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43531 Hwy. 72, Bouse.
5. **Docket No. SU2007-004 – Joseph D. O'Hanlon Jr. – APN(s): 307-07-027A.** The applicant is requesting a Special Use Permit for the applicant's caretaker to reside in a trailer on the property and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 49424 Stage , Bouse.
6. **Docket No. SU2007-005 – Mary McBroom – APN(s): 302-51-042E.** The applicant is requesting a Special Use Permit for the applicant's caretaker to reside in a mobile home on the property and to come into compliance with the La Paz County Zoning Ordinance. The property located at 49424 Ehrenberg Poston Hwy., Ehrenberg.

7. **Docket No. SU2007-006 – Norman Simpson/Joe Barrese – APN(s): 307-17-006D.** The applicant is requesting a Special Use Permit to conduct a Fiber Optics Sand Test Facility on 18.14 acres in a HI (High Industrial) Zoning District. The property located at 44815 Joshua Rd., Bouse.
8. **Docket No. TR2007-001 – Sprawls Island/Colby Vose – APN(s): 302-13-005, & -007.** The applicants are requesting a Tentative Map for the purpose of developing 223 lots (a total of 231.57 acres) for a subdivision, Sprawls Island. The properties are located at 2526 41st Street and 3030 41st Street, Cibola.
9. **Docket No. Z2007-017 – Ramona L. Palma – APN(s): 308-03-030A.** The applicant is requesting to rezone 20.99 acres from RA-10 (Rural Area – Ten Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a future land division and sale. The property is located at 71220-69-1/2 Street, Wenden.
10. **Docket No. Z2007-018 – Kenneth & Carolyn Gallagher – APN(s): 307-15-047A.** The applicants are requesting to rezone 21,000 square feet from C-1 (Local Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for residential use. The property is located at 44406 Main Street, Bouse.
11. **Docket No. Z2007-019 – Franklin & Nelda Dodson – APN(s): 305-32-044F.** The applicants are requesting to rezone 19.77 acres from RA-20 (Rural Area – Twenty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for land division. The property is located on 38125 Barber Rd., Vicksburg.
12. **Docket No. Z2007-020 – Virginia L. Havins – APN(s): 304-72-004.** The applicant is requesting to rezone 20 acres from RA-20 (Rural Area – Twenty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) Zoning District for a future land division. The property is located at 39376 Avenue 61-1/2 E, Salome.
13. **Docket No. Z2007-021 – Steven & Lisa Callahan – APN(s): 310-33-001.** The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.
14. **Docket No. Z2007-022 – Craig Crivello – APN(s): 305-12-009E.** The applicant is requesting to rezone 1.66 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) Zoning District for resale. The property is located at 42589 Vicksburg Rd., Vicksburg.

15. **ORDINANCE NO. 2007-01** (Continued from the May 3, 2007 meeting of the Planning and Zoning Commission.) Adopting the La Paz County Subdivision Regulations; providing for new regulations establishing the subdivision of property; providing for review standards, preliminary plat, final plat, amended plat, lot consolidation and land division process; providing for hillside subdivision standards, condominium subdivision plats, subdivision design standards, administration and review; providing for security and acceptance of improvements; providing for subdivision abandonment and vacation; providing for appeals, modifications and waivers; providing for enforcement, violations and remedies; providing for severability; providing for conflicts; providing for codification; providing for an effective date.
16. **Board of Supervisors Actions on PC Matters.**
17. **Call to the Public.**
18. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
June 7, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Robert Gory, Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, Al Johnson, Pat Jones, Lawanda Laffoon, Jim Slawson, and Bud Wall, Director Bernhart, and Administrative Specialist Mayton. Others present were: Millie Johnson, Jim Downing, La Paz County Supervisor Edey, Gary Svider, Joseph O'Hanlon, David Miller, Joleen O'Hanlon, Kathleen O'Hanlon, Norman Simpson, Joe Barrese, David Williams, Patrick Pirtle, Louis Plunkett Sr., Vonnie Harmon, Sylvia Miller, Colby Vose, Steven Mebreon, Frank Huffman, Tom Overman, Harley Lemons, and John Youell.

Chairman Gory called the Thursday, June 7, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:30 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the May 3, 2007.

Chairman Gory asked for a motion to approve the May 3, 2007 meeting minutes.

Commissioner Slawson moved to approve the minutes of the May 3, 2007 minutes.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to approve the May 3, 2007 passed unanimously.

Chairman Gory read into the record, item number 3, **Revoking Docket No. SU2000-010 – AZ/CA RAILROAD/Jane Levin – APN(s): 307-15-096C (a portion of) – Bouse Site.** The applicant was approved for a Special Use Permit on October 2, 2000, by the La Paz County Board of Supervisors, to construct a 100 foot communication monopole on a portion of the above referenced parcel, with the stipulations that a record of survey be prepared by an Arizona Registered Land Surveyor and recorded in La Paz County, and the 911 street address be posted on the fence surrounding the monopole. To date the stipulations have not been met and the monopole has not been erected. The property is located on Santa Fe Avenue, Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2000-010, staff recommends revoking the Special Use Permit, Section VI-2-2(E)(1), Special Uses.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend revocation of the Special Use Permit.

Commissioner Bennett 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend revocation passed unanimously.

Chairman Gory read into the record, item number 4, **Docket No. SU2007-003 – American Legion, Post #46/Patrick Pirtle – APN(s): 307-11-013B**. The applicant is requesting a Special Use Permit to utilize an existing mobile home as a storage building for equipment and supplies and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43531 Hwy. 72, Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Docket No. SU2007-003 American Legion, staff recommends approval for 1 year, no storage of flammable materials, and locate the storage building as far from highway and other buildings as possible.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Vice-Chairman Hoover asked about the code violations.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Patrick Pirtle, agent for the American Legion, commented that the mobile home will only be used for storage and no one will ever live in the unit and the Health Department has notified them that a septic permit will not be needed.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket SU2007-003 with the stipulations: approval for 1 year, there is to be no storage of flammable materials, and locate the unit as far from highway and buildings as possible.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 4, passed unanimously.

Chairman Gory read into the record, item number 5, **Docket No. SU2007-004 – Joseph D. O’Hanlon Jr. – APN(s): 307-07-027A**. The applicant is requesting a Special Use Permit for the applicant’s caretaker to reside in a trailer on the property and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 49424 Stage Coach Rd., Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2007-004 Joseph O’Hanlon; staff recommends approval with the stipulations that the permit be issued for 5 years or until no longer needed for a caretaker, with renewal after a maximum of 5 years, there be a septic permit review and update if needed, and a \$180 placement permit fee.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Joseph J. O'Hanlon Jr., applicant, stating that the trailers have been there since the property was located in Yuma County. Mr. O'Hanlon then presented recent photos of the property.

Commissioner Wall testified to the fact that there was a court case that was dismissed a number of years ago with regard to the additional homes on the property.

David Miller, neighbor, stated his recommendation for approval.

Joleen O'Hanlon, daughter, stated her support for this Special Use Permit request.

Kathleen O'Hanlon, daughter, spoke in support of this request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of item number 5 with the stipulations that the permit be issued for 5 years or until no longer needed for a caretaker, a renewal review after a maximum of 5 years, there be a septic permit review and update if needed, and a \$180 placement permit fee.

Commissioner Bennett 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 5 passed with one Commissioner in opposition.

Chairman Gory read into the record, item number 6, **Docket No. SU2007-005 – Mary McBroom – APN(s): 302-51-042E**. The applicant is requesting a Special Use Permit for the applicant's caretaker to reside in a mobile home on the property and to come into compliance with the La Paz County Zoning Ordinance. The property located at 49424 Ehrenberg Poston Hwy., Ehrenberg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Docket No. SU2007-005 Mary McBroom, staff recommends a continuance or approval with only one unit, not the three that are currently on site and pay a \$180 placement permit fee.

Director Bernhart stated he was open for any questions or comments at this time.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Steve McBroom, son of applicant, stated request is for great granddaughter to live on the property as a caretaker and explained the circumstances.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket SU2007-005 with the stipulation that the applicant apply for a placement permit if not already applied for and the extra trailer removed.

Commissioner Slawson 2nd the motion.

Vice-Chairman Hoover commented that a time limit is needed.

Commissioner Wall amended his motion to include a time limit of 5 years or when the applicant is deceased or moves away.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval passed with seven members in favor of approval and one member in opposition.

Chairman Gory read into the record, item number 7, **Docket No. SU2007-006 – Norman Simpson/Joe Barrese – APN(s): 307-17-006D**. The applicant is requesting a Special Use Permit to conduct a Fiber Optics Sand Test Facility on 18.14 acres in a HI (High Industrial) Zoning District. The property located at 44815 Joshua Rd., Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU 2007-006 Simpson/Joe Barrese, staff recommends approval with stipulations: the pond to be located behind the building on opposite side of Joshua Road, access from Hwy 72 as approved by ADOT and install new access road, SUP shall expire in 5 years and applicant could renew at that time, ADEQ/Health approval of the septic or sewer system, ADEQ approval of air quality plan.

Director Bernhart stated he was open for any questions or comments at this time.

There was discussion among the Commissioners with regard to the school, noise, hours of operation and traffic.

Chairman Gory asked is the Commissioners had any questions or comments.

Chairman Gory asked if there were any further questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Norm Simpson, property owner and applicant, stated his support for this project.

Joe Barrese, applicant, explained his project, number of employees and access.

There was discussion with the Commissioners and Mr. Barrese.

There were no further comments from the public.

Chairman Gory closed the hearing to the public and brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approval of Docket SU2007-006 with stipulations: the pond to be located behind the building on opposite side of Joshua Road, access from Hwy 72 as approved by ADOT and install new access road, Special Use Permit shall expire in 5 years and applicant could renew at that time, ADEQ/Health approval of the septic or sewer system, ADEQ approval of air quality plan.

Commissioner Johnson 2nd the motion.

Chairman Gory asked for any discussion.

Commissioner Wall abstained from voting, commenting that he is on the school board.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 7 passed, with one Commissioner abstaining.

Chairman Gory read into the record, item number 8, **Docket No. TR2007-001 – Sprawls Island/Colby Vose – APN(s): 302-13-005, & -007**. The applicants are requesting a Tentative Map for the purpose of developing 223 lots (a total of 231.57 acres) for a subdivision, Sprawls Island. The properties are located at 2526-41st Street and 3030 41st Street, Cibola.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding TR2007-001 Sprawls Island, staff recommends approval with the stipulations: the applicant provide a new tentative map prior to Board of Supervisors hearing, provide evidence that the lake will be a permanent water feature, include the lake within a tract if not permanent water feature and adjust size of lots accordingly to meet minimum lot size.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing, engineer for this project, commented on the map and the recommendations by staff.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approval of Docket TR2007-001 with the stipulations: the applicant provide a new tentative map prior to Board of Supervisors hearing, provide evidence that the lake will be a permanent water feature, include the lake within a tract if not permanent water feature and adjust size of lots accordingly to meet minimum lot size.

Commissioner Slawson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 8 passed unanimously.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-017 – Ramona L. Palma – APN(s): 308-03-030A**. The applicant is requesting to rezone 20.99 acres from RA-10 (Rural Area – Ten Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a future land division and sale. The property is located at 71220-69-1/2 Street, Wenden.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-017 Palma, staff recommends denial, ½ located in the Floodway, consider 12 acres RA-10 and rest as SR-1. The applicant has requested a continuance until the September 6th, 2007 meeting of the Planning and Zoning Commission.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

John Youell, property owner living next to the applicant, stated that the last flood that property was totally under water and presented pictures of the property in the flood.

Harty Lemons, representing the Salome/Wenden Flood Commission, stated his concerns with this property.

Tom Overman, resident near the applicant's property commented on the potential flooding condition.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend denial of Docket Z2007-017, with a copy of the flood map being attached for the Board of Supervisors.

Commissioner Jones 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion

Chairman Gory called for the vote.

The motion to recommend denial of item number 9 passed, with seven in favor of denial and one in opposition of denial.

Chairman Gory read into the record, item number 10, **Docket No. Z2007-018 – Kenneth & Carolyn Gallagher – APN(s): 307-15-047A**. The applicants are requesting to rezone 21,000 square feet from C-1 (Local Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for residential use. The property is located at 44406 Main Street, Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-018 Gallagher, the applicant built a garage without permit, can't have garage without a residence in a Mobile Home Subdivision and staff recommends continuance.

Director Bernhart stated he was open for any questions.

Chairman Gory asked if the Commissioners had any questions or comments.

The Commissioners discussed the request.

There were no further comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to recommend denial of Docket Z2007-018.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion

Chairman Gory called for the vote.

The motion to recommend denial passed unanimously.

Chairman Gory read into the record, item number 11, **Docket No. Z2007-019 – Franklin & Nelda Dodson – APN(s): 305-32-044F**. The applicants are requesting to rezone 19.77 acres from RA-20 (Rural Area – Twenty Acres) Zoning District to RA-5

(Rural Area – Five Acres) Zoning District for land division. The property is located on 38125 Barber Rd., Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-019 Dodson, staff recommends approval. There was one letter of objection.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if the Commissioners had any questions or comments.

There was discussion between the Commissioners and the Director.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Lewis Plunkett, representing the potential new owners, stated the prospective buyers are the ones that want to build homes for themselves on this property.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-019 with the stipulation that a ½ road access be required of the applicant prior to any divisions or sales.

Commissioner Slawson 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion

Chairman Gory called for the vote.

The motion to recommend approval of item number 11 passed with seven Commissioners in favor of approval and one Commissioner in opposition.

Chairman Gory read into the record, item number 12, **Docket No. Z2007-020 – Virginia L. Havins – APN(s): 304-72-004**. The applicant is requesting to rezone 20 acres from RA-20 (Rural Area – Twenty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) Zoning District for a future land division. The property is located at 39376 Avenue 61-1/2 E, Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-020, Virginia Havins, staff recommends approval with the stipulation that the applicant provide a 25' easement on the south side of the property and adequate access on any future land division map to the property as requested by the Public Works Director.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if the Commissioners had any questions or comments.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to recommend approval of Docket Z2007-020 with the stipulation that the applicant provide a 25' easement on the south side of the property and adequate access on any future land division map to the property as requested by the Public Works Director.

Commissioner Bennett 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion

Chairman Gory called for the vote.

The motion to recommend approval of item number 11 passed unanimously.

Chairman Gory read into the record, item number 13, **Docket No. Z2007-021 – Steven & Lisa Callahan – APN(s): 310-33-001**. The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z 2007-021 Callahan; Continue, the applicants need a Planned Development Map and Condominium Tentative Map Submitted. The applicant has requested a continuance to the July 5th, 2007 meeting of the Planning and Zoning Commission.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to continue Docket Z2007-021 to the July 5th 2007 meeting of the Planning and Zoning Commission.

Commissioner Jones 2nd the motion.

The motion to recommend approval of item number 13 passed unanimously.

Chairman Gory read into the record, item number 14, **Docket No. Z2007-022 – Craig Crivello – APN(s): 305-12-009E**. The applicant is requesting to rezone 1.66 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) Zoning District for resale. The property is located at 42589 Vicksburg Rd., Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-022 Craig Crivello, staff recommends approval.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were comments and discussion among the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to recommend approval of Docket Z2007-022.

Commissioner Bennett 2nd the motion.

Chairman Gory asked if there was any discussion.

There was discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 14 passed unanimously.

Chairman Gory read into the record, item number 15, **Ordinance No. 2007-01. Adopting the La Paz County Subdivision Regulations.** (Continued from the May 3, 2007 meeting of the Planning and Zoning Commission.) Providing for new regulations establishing the subdivision of property providing for review standards, Preliminary Plat, Final Plat, amended plat, lot consolidation and Land Division process; providing for hillside subdivision standards, condominium subdivision plats, subdivision design standards, administration and review; providing for security and acceptance of improvements; providing for subdivision abandonment and vacation; providing for appeals, modifications and waivers; providing for enforcement, violations and remedies; providing for severability; providing for conflicts; providing for codification; providing for an effective date.

Director Bernhart commented on the process to bring this Ordinance to this place through grant process and introduced David Williams.

Director Bernhart stated that staff recommends approval with the changes to Ordinance 2007-01.

Commissioner Johnson excused himself and left the meeting.

David Williams, consultant to Director Bernhart, presented the newest additions to the regulations for subdivisions and answered questions from the Commissioners.

Chairman Gory asked if the Commissioners had any further questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing commented on the conflicts between subdivision regulation and public works standards.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approve of Ordinance No. 2007-001, adopting the La Paz County Subdivision Regulations with the recommended changes

Commissioner Jones 2nd the motion.

Chairman Gory asked if there was any discussion.

There was discussion.

Chairman Gory called for the vote.

The motion to recommend approval of Ordinance No. 2007-001 passed with six Commissioners in favor of approval and two Commissioners in opposition.

Board of Supervisors Actions on Planning Commission Matters.

Chairman Gory called on Director Bernhart, Community Development, for the Board of Supervisors Actions on Planning Commission Matters.

Director Bernhart reported on April 2, 2007 meeting of the Board of Supervisors approvals.

Call to the public

There were no comments by the public.

Adjournment

Chairman Gory asked for a motion for adjournment.

Commissioner Slawson moved for adjournment.

Commissioner Wall 2nd the motion.

The meeting was adjourned at 4:45 p.m.

Robert Gory, Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Secretary

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
July 5, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
June 7, 2007 minutes for approval.
3. **Docket No. - Z2007-021 – Steven R. and Lisa M. Callahan - APN(S): 310-33-001.**
(Continued from the June 7, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.
4. **Docket No. SU2007-007 – Diana Whiteside and Glenn and Lillian Cox – APN(s): 311-47-003G.** The applicant is requesting a Special Use Permit to allow horses on 10.71 acres and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 31700 Rio Vista Rd., Parker.
5. **Docket No. SU2007-008 – Richard and Delores Richmond – APN(s): 307-13-010E.** The applicants are requesting a Special Use Permit for a commercial business (Outback Construction, License #KA-188399) to remove sand and gravel from the Bouse wash for dust control on roads and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43942 Plomosa Rd., Bouse.
6. **Docket No. SU2007-009 – Owen A. Edwards – APN(s): 301-04-022Y.** The applicant is requesting a Special Use Permit for a caregiver to reside in a mobile home on the property and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 66140 S. Rice, Cibola.

7. **Docket No. Z2007-023 – Gary and Cindi Wells – APN(s): 310-24-010A.** The applicants are requesting to rezone 25,000 square feet from RVP (Recreational Vehicle Park) Zoning District to R-2 (Intermediate Density Residential) Zoning District for a future development. The property is located at 3212 Parker Dam Rd., Parker.
8. **Docket No. Z2007-024 – CRUX Development/Dennis Corderman/Michael McCloud – APN(s): 303-59-006D.** The applicants are requesting to rezone 118 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) and HI (Heavy Industrial) Zoning Districts for future development of a commercial and industrial complex for retail growth in the New Hope area. The property is located at 48124 Vicksburg Rd., Salome.
9. **Docket No. Z2007-025 – Lily A. Click – APN(s): 304-73-001J.** The applicant is requesting to rezone 5.0 acres from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for future Land Division and sale. The property is located at 39852 Happy Trails Rd., Salome.
10. **Docket No. Z2007-026 – Christina Duarte, Juana Rodriguez and David Rodriguez – APN(s): 304-90-014B.** The applicants are requesting to rezone 5.0 acres from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) and SR-3 (Suburban Ranch – Three Acres) Zoning Districts for future Land Division. The property is located at 77653-59^{1/2} St., Salome.
11. **Docket No. Z2007-027 – Michael and Stacia Kurcz– APN(s): 305-32-025.** The applicants are requesting to rezone 20 acres from RA-20 (Rural Area – Twenty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future Land Division. The property is located at 41755 Stutz Rd., Vicksburg.
12. **Docket No. Z2007-028 – Mike and Pamela Boyajian and Judith L. Santo – APN(s): 305-11-024A.** The applicants are requesting to rezone 80 acres from RA-40 (Rural Area – Forty Acres) Zoning District to HI (Heavy Industrial) Zoning District for an aluminum recycling facility on the eastern 40 acres with the western forty acres as agriculture/industrial use and future Land Division and resale. The property is located at 46605 Avenue 50E, Salome.
13. **Docket No. Z2007-029 – James and Ann Marie Kunisch – APN(s): 302-56-016R.** The applicants are requesting to rezone 9.55 acres from RA-10 (Rural Area – Ten Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a future Land Division. The property is located at 29226 La Paz Valley Rd., La Paz Valley.

14. ORDINANCE NO. 2007-03. TO AMEND THE LA PAZ COUNTY ZONING REGULATIONS, ARTICLE V, "DEVELOPMENT STANDARDS," CREATING A NEW SECTION V-13, "DESIGN STANDARDS," PROVIDING FOR TR ZONED RESIDENTIAL DESIGN STANDARDS, PROVIDING FOR REVIEW STANDARDS PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, PROVIDING FOR CODIFICATION, PROVIDING FOR AN EFFECTIVE DATE.
15. **Board of Supervisors Actions on PC Matters.**
16. **Call to the Public.**
17. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
July 5, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Robert Gory, Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, Al Johnson, Pat Jones, Lawanda Laffoon, and Bud Wall, Director Bernhart, and Administrative Specialist Mayton. Others present were: Millie Johnson, David Rodriguez, Diana Whiteside, Jack Simmons, Clay Kyle, Jerry Palmer, John Yackley, Randy Brant, Phil Kohn, Gary Wells, Mike Boyajian, and Dan Burkey.

Commissioner Slawson was absent.

Chairman Gory called the Thursday, July 5, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:30 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the June 7, 2007.

Chairman Gory asked for a motion to approve the June 7, 2007 meeting minutes.

Vice-Chairman Hoover moved to approve the minutes of the June 7, 2007 minutes.

Commissioner Johnson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to approve the June 7, 2007 passed unanimously.

Chairman Gory read into the record, item number 3, **Docket No. - Z2007-021 – Steven R. and Lisa M. Callahan - APN(S): 310-33-001.** (Continued from the June 7, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-021, the applicants have requested another continuance to the August 2, 2007 meeting of the Planning and Zoning Commission.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Laffoon moved to continue Docket Z2007-021 to the August 2, 2007 meeting of the Planning and Zoning Commission.

Commissioner Johnson 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue passed unanimously.

Chairman Gory read into the record, item number 4, **Docket No. SU2007-007 – Diana Whiteside and Glenn and Lillian Cox – APN(s): 311-47-003G**. The applicant is requesting a Special Use Permit to allow horses on 10.71 acres and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 31700 Rio Vista Rd., Parker.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Docket No. SU2007-007 staff recommends approval with the stipulations: 1) up to 5 large animals; 2) the Special Use Permit expires in 5 years or when the property is sold or divided; and 3) the animals shall be confined to the existing corral space.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Diana Whiteside commented on history of the property.

There were no further comments from the public.

Commissioner Wall commented on the long history of this property.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approval of Docket SU2007-007 with the stipulations: 1) up to 4 large animals; 2) the Special Use Permit expires in 5 years or when the property is sold or divided; and 3) the animals shall be confined to the existing corral space.

Commissioner Jones 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 4, passed unanimously.

Chairman Gory read into the record, item number 5, **Docket No. SU2007-008 – Richard and Delores Richmond – APN(s): 307-13-010E**. The applicants are requesting a Special Use Permit for a commercial business (Outback Construction, License #KA-188399) to remove sand and gravel from the Bouse wash for dust control on roads and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43942 Plomosa Rd., Bouse.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding SU2007-008 staff recommends denial; 1. No detailed mining plan provided; 2) No indication of where materials will be stored in relationship to the floodplain/way; and 3) Need a traffic impact analysis, including the number of truck trips, routes and road impacts and FINDINGS AGAINST: 1) Mining in close proximity to Bouse will be detrimental to the surrounding area, considering the lack of a plan and increased truck traffic.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jerry Palmer, Outback Construction, requesting a continuance of this docket for sixty days.

Director Bernhart read a letter from Outback Construction to the Board of Supervisors requesting a continuance at the most, of the Special Use Permit Application for sixty days as the applicants, Richard and Delores Richmond, as they are not fully prepared with the narrative requested by Mr. Bernhart stating as to what Outback Construction and Mr. Richmond intend to use the sand for along with a map showing where the sand is to be placed. The letter was signed by Fred Barker, however, there is no agent listed on the application and there is no letter from the applicants giving any person the authority to speak in their behalf.

There was discussion among the Commissioners and the Director.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to continue item number 5 to the August 2, 2007 meeting.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue item number 6 passed with six in favor of continuance and one Commissioner in opposition.

Chairman Gory read into the record, item number 6, **Docket No. SU2007-009 – Owen A. Edwards – APN(s): 301-04-022Y**. The applicant is requesting a Special Use Permit for a caregiver to reside in a mobile home on the property and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 66140 S. Rice, Cibola.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Docket No. SU2007-009 staff recommends approval with the stipulations; 1) the Special Use Permit expires in two years or until the caregiver is no longer required; and 2) the mobile home should be located on lot 34; and 3) the applicant must complete the Land Division process, deeds need to be corrected and recorded prior to the Board of Supervisors meeting and staff would note that if approved, the applicant is to pay \$180 placement permit fee.

Director Bernhart stated he was open for any questions or comments at this time.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Randy Brant, speaking on behalf of Owen Edwards, clarified the issues with the deed and septic tank.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket SU2007-009 with the stipulations: 1) the Special Use Permit expires in two years or until the caregiver is no longer required; 2) the mobile home should be located on lot 34; 3) the applicant must complete the Land Division process, deeds need to be corrected and recorded prior to the Board of Supervisors meeting and staff would note that if approved, the applicant is to pay \$180 placement permit fee; and 4) the septic system be approved by the Health Department.

Commissioner Jones 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval passed with six Commissioners in favor of approval and one Commissioner in opposition.

Chairman Gory read into the record, item number 7, **Docket No. Z2007-023 – Gary and Cindi Wells – APN(s): 310-24-010A**. The applicants are requesting to rezone 25,000 square feet from RVP (Recreational Vehicle Park) Zoning District to R-2 (Intermediate Density Residential) Zoning District for a future development. The property is located at 3212 Parker Dam Rd., Parker.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-023 staff recommends approval.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

Commissioner Wall asked if the property was in fact the clear area as indicated on the aerial photographs.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Phil Kohn, neighbor, stated his concerns with regard for a driveway easement.

Gary Wells, applicant, commented on the driveway and the easement.

There were no further comments from the public.

Chairman Gory closed the hearing to the public and brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-023 as requested.

Commissioner Johnson 2nd the motion.

Chairman Gory asked for any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 7 passed unanimously.

Chairman Gory read into the record, item number 8, **Docket No. Z2007-024 – CRUX Development/Dennis Corderman/Michael McCloud – APN(s): 303-59-006D.** The applicants are requesting to rezone 118 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) and HI (Heavy Industrial) Zoning Districts for future development of a commercial and industrial complex for retail growth in the New Hope area. The property is located at 48124 Vicksburg Rd., Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-024 staff recommends approval; 1) The applicant needs to provide a Land Division/Survey showing areas to be zoned HI, C-2 and Tract A, and; and 2. Tract A to be zoned RA-10. Staff would like an update for the ethanol bio-refinery and rail site. Staff would also like an update for the ethanol bio-refinery and rail site. The applicant has requested a continuance.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to continue Docket Z2007-024 to the August 2, 2007 meeting of the Planning and Zoning Commission.

Commissioner Wall 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue item number 8 passed unanimously.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-025 – Lily A. Click – APN(s): 304-73-001J**. The applicant is requesting to rezone 5.0 acres from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for future Land Division and sale. The property is located at 39852 Happy Trails Rd., Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-025 staff recommends approval.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

Discussion ensued among the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-025 as requested.

Commissioner Johnson 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 9 passed with six Commissioners in favor of approval and one Commissioner in opposition.

Chairman Gory read into the record, item number 10, **Docket No. Z2007-026 – Christina Duarte, Juana Rodriguez and David Rodriguez – APN(s): 304-90-014B.** The applicants are requesting to rezone 5.0 acres from RA-5 (Rural Area – Five Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) and SR-3 (Suburban Ranch – Three Acres) Zoning Districts for future Land Division. The property is located at 77653-59^{-1/2} St., Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-026 staff recommends approval.

Director Bernhart stated he was open for any questions.

Chairman Gory asked if the Commissioners had any questions or comments.

There were no further comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-026. SR-2 and meet the Comprehensive Plan.

Commissioner Johnson 2nd the motion.

Chairman Gory ask for any discussion.

Vice-Chairman Hoover commented that the request was submitted for SR-2 and SR-3 and we just discussed that it should be SR-2.

Commissioner Wall amended his motion to recommend approval of the request for SR-2 (2.5 acre minimum lots) and meet the Comprehensive Plan Requirements on any Land Division.

Commissioner Johnson 2nd the amended motion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 10 passed unanimously.

Chairman Gory read into the record, item number 11, **Docket No. Z2007-027 – Michael and Stacia Kurcz– APN(s): 305-32-025**. The applicants are requesting to rezone 20 acres from RA-20 (Rural Area – Twenty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future Land Division. The property is located at 41755 Stutz Rd., Vicksburg.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-027, staff recommends approval with the stipulations that: 1) the applicant dedicate a 33' right-of-way on Stutz Rd. and 2) must obtain a right-of-way access permit from ADOT, and a note, that the applicant must obtain a septic permit or approval from the Health Department as required or needed.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to recommend approval of Docket Z2007-027 with the stipulations that: 1) the applicant dedicate a 33' right-of-way on Stutz Rd. and 2) must obtain a right-of-way access permit from ADOT, and a note, that the applicant must obtain a septic permit or approval from the Health Department as required or needed.

Commissioner Bennett 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion

Chairman Gory called for the vote.

The motion to recommend approval of item number 11 passed unanimously.

Chairman Gory read into the record, item number 12, **Docket No. Z2007-028 – Mike and Pamela Boyajian and Judith L. Santo – APN(s): 305-11-024A**. The applicants are requesting to rezone 80 acres from RA-40 (Rural Area – Forty Acres) Zoning District to HI (Heavy Industrial) Zoning District for an aluminum recycling facility on the eastern 40 acres with the western forty acres as agriculture/industrial use and future Land Division and resale. The property is located at 46605 Avenue 50E, Salome.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-028, staff recommends approval as the property is located within the Vicksburg Industrial/Agricultural corridor as identified on the Comprehensive Plan and the proposed zoning is consistent with the Comprehensive Plan.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Mike Boyajian, applicant, clarified the application request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of Docket Z2007-028 for the eastern most 10 acres to be zoned HI.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 12 passed unanimously.

Chairman Gory read into the record, item number 13, **Docket No. Z2007-029 – James and Ann Marie Kunisch – APN(s): 302-56-016R.** The applicants are requesting to rezone 9.55 acres from RA-10 (Rural Area – Ten Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for a future Land Division. The property is located at 29226 La Paz Valley Rd., La Paz Valley.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Z2007-029 staff recommends denial of SR-1 and in favor of SR-2 this would provide four parcels and fall within the limit of five parcels for land division under the State Statutes.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Dan Burkey, spokesman for the applicant, read a request as written by Mr. Kunisch addressing the original request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved recommend approval of Docket Z2007-029 as requested.

Commissioner Bennett 2nd the motion.

The motion to recommend approval of item number 13 passed unanimously.

Chairman Gory read into the record, item number 14, ORDINANCE NO. 2007-03. TO AMEND THE LA PAZ COUNTY ZONING REGULATIONS, ARTICLE V, "DEVELOPMENT STANDARDS," CREATING A NEW SECTION V-13, "DESIGN STANDARDS," PROVIDING FOR TR ZONED RESIDENTIAL DESIGN STANDARDS, PROVIDING FOR REVIEW STANDARDS PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, PROVIDING FOR CODIFICATION, PROVIDING FOR AN EFFECTIVE DATE.

Chairman Gory called on Director Bernhart for the staff recommendation.

Director Bernhart stated regarding Ordinance No. 2007-003 staff recommends approval.

Director Bernhart stated he was open for any questions or comments at this time.

Chairman Gory asked is the Commissioners had any questions or comments.

There were comments and discussion among the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Ordinance No. 2007-003 with the change to Section V-13.A.1 Design Standards to read: No attached accessory use structure shall have exposed metal siding and shall be constructed and maintained with wood, brick, stucco, or similar non-metallic materials intrinsic to, or on the exterior of, the structure's walls and doors; and **Section V-13.A.2 to read:** The requirement for non-metallic exteriors on accessory structures applies to all attached accessory structures in the Transitional Residential (TR) Zone; including those with residential uses otherwise approved or permitted to be constructed within the accessory structure.

Commissioner Bennett 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 14 passed with six Commissioners in favor of approval and one Commissioner in opposition.

Board of Supervisors Actions on Planning Commission Matters.

Chairman Gory called on Director Bernhart, Community Development, for the Board of Supervisors Actions on Planning Commission Matters.

Director Bernhart reported on his staff agenda.

Call to the public

There were no comments by the public.

Adjournment

Chairman Gory asked for a motion for adjournment.

Vice-Chairman Hoover moved for adjournment.

Commissioner Wall 2nd the motion.

The meeting was adjourned at 4:00 p.m.

Robert Gory, Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Secretary

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
August 2, 2007 – 1:30 p.m.
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1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
June 7, 2007 minutes for approval.
3. **Docket No. SU2007-008 – Richard and Delores Richmond – APN(s): 307-13-010E.** (Continued from the July 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Special Use Permit for a commercial business (Outback Construction, License #KA-188399) to remove sand and gravel from the Bouse wash for dust control on roads and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43942 Plomosa Rd., Bouse.
4. **Docket No. Z2007-024 – CRUX Development/Dennis Corderman/Michael McCloud – APN(s): 303-59-006D.** (Continued from the July 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 118 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) and HI (Heavy Industrial) Zoning Districts for future development of a commercial and industrial complex for retail growth in the New Hope area. The property is located at 48124 Vicksburg Rd., Salome.
5. **Docket No. TR2006-010 – Coyote Cove Ranch/Michael Guido, Michele Vignoe & Frank and Barbara Mills – APN(s): 302-56-003.** The applicants are requesting a Tentative Map to develop 35 home sites on 39 acres. The property is located at 29884 53rd St., La Paz Valley.
6. **Docket No. SU2007-010 – Wilmer and Leora Rogers – APN(s): 307-03-060J.** The applicants are requesting a Special Use Permit for a caretaker to reside in a mobile home on the property and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 33270 Lillian Way, Bouse.

7. **Docket No. Z2007-033 – Rivers Edge Estates/Scott Goodman – APN(s): 311-38-009A.** The applicant is requesting to rezone 1.54 acres from RVS (Recreational Vehicle Subdivision) Zoning District to PD (Planned Development) Zoning District to develop 8 residential homes and 8 storage units. The property is located at 7834 Riverside Dr., Parker.
8. **Docket No. TR2007-003 – Rivers Edge Estates/Scott Goodman – APN(s): 311-38-009A.** The applicant is requesting a Tentative Map for the development of 8 residential homes and 8 storage units. The property is located at 7834 Riverside Dr., Parker.
9. **Docket No. Z2007-030 – DII Emerald Springs/Henry Melendez – APN(s): 302-48-002M.** The applicant is requesting to rezone the eastern 13.8 acres of 86.32 acres from MPAO (Master Plan Area Overlay) Zoning District to C-2 (General Commercial) Zoning District to operate the existing temporary Waste Water Treatment Plant. The property is located at 10610 Bighorn Drive, Ehrenberg.
10. **Docket No. SU2007-011 – DII Emerald Springs/Henry Melendez – APN(s): 302-48-002M.** The applicant is requesting a Special Use Permit on the eastern 13.8 acres, to operate the existing temporary Waste Water Treatment Plant. The property is located at 10610 Bighorn Drive, Ehrenberg.
11. **Docket No. Z2007-031 – Castle Rock Shores/Steve Ash – APN(s): 310-29-001C.** The applicants are requesting to rezone 44.35 acres from RVP (Recreational Vehicle Park) Zoning District to PD (Planned Development – Mixed Use) Zoning District for a future development of a residential community with integrated commercial uses. The property is located at 5220 Highway 95, Parker.
12. **Docket No. Z2007-032 – Diego Jimenez and Isabella Pedro – APN(s): 305-14-006.** The applicants are requesting to rezone 5 acres from C-2 to SR-2 for a land division and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 42615 E. Hwy. 60-70, Vicksburg.
13. **Docket No. - Z2007-021 – Steven R. and Lisa M. Callahan - APN(S): 310-33-001.** (Continued from the July 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.
14. **Board of Supervisors Actions on PC Matters.**
15. **Call to the Public.**
16. **Adjournment.**

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Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Robert Gory, Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, Al Johnson, Lawanda Laffoon, Jim Slawson and Bud Wall, Director Scott Bernhart, Code Enforcement Officer Teri Crawford and Administrative Specialist Mayton. Others present were: Millie Johnson, Fred Barker, Leora J. Rogers, Diego Jimenez, Isabela Pedro, Steve Ash, Steve Waler, John A. Shannon Jr., Robert Fullen, Michael McCloud, Mark Durham, and Dino Gory.

Commissioner Jones was absent.

Chairman Gory called the Thursday, August 2, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:31 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the July 5, 2007.

Chairman Gory asked for a motion to approve the July 5, 2007 meeting minutes.

Commissioner Wall moved to **approve** the minutes of the July 5, 2007.

Commissioner Bennett 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to approve the July 5, 2007 passed unanimously.

Chairman Gory read into the record, item number 3, **Docket No. SU2007-008 – Richard and Delores Richmond – APN(s): 307-13-010E.** (Continued from the July 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Special Use Permit for a commercial business (Outback Construction, License #KA-188399) to remove sand and gravel from the Bouse wash for dust control on roads and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43942 Plomosa Rd., Bouse.

Acting Chairman Hoover called on Director Bernhart for the staff report.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Z2007-021, staff recommends denial: 1. No detailed mining plan provided; 2. No indication of where materials will be stored in relationship to the flood plain/way; 3. Need a traffic impact analysis, including the number of truck trips, routes and road impacts. 4. Verify the County needs the material for public roads. FINDINGS AGAINST: 1. Mining in close proximity to Bouse will be detrimental to the surrounding area, considering the lack of a plan and increased truck traffic.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions from the Commissioners.

Chairman Gory opened the hearing to the public.

Attorney John Shannon Jr., representing Mr. Fred Barker, spokesperson for Mr. and Mrs. Richmond, commented on several alleged errors with regard to the zoning verbiage, the Special Use Permit requirement on the zoning violation

Commissioner Wall commented on a possible subdivision situation if Mr. Barker owns all these properties.

Teri Crawford stated that staff would recommend another continuance to gather information from Public Works.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to continue Docket SU2007-008 to the September 6, 2007 meeting of the Planning and Zoning Commission.

Commissioner Bennett 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue item number 3 passed unanimously.

Director Bernhart left the meeting.

Chairman Gory read into the record, item number 4, **Docket No. Z2007-024 – CRUX Development/Dennis Corderman/Michael McCloud – APN(s): 303-59-006D.**

(Continued from the July 5, 2007 meeting of the Planning and Zoning Commission.)
The applicants are requesting to rezone 118 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) and HI (Heavy Industrial) Zoning Districts for future development of a commercial and industrial complex for retail growth in the New Hope area. The property is located at 48124 Vicksburg Rd., Salome.

Chairman Gory called for the staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket No. Z2007-024 staff recommends approval with the stipulations. 1. The applicant needs to provide a Land Division/Survey showing areas to be zoned HI, C-2 and Tract A; and 2. Tract A to be zoned RA-10. Staff would like an update for the ethanol bio-refinery and rail site. Staff would also like an update for the ethanol bio-refinery and rail site.

Teri Crawford stated she was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Michael McCloud, spokesperson for CRUX, commented on staff's recommendations.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of item number 4 with the stipulations. 1. The applicant needs to provide a Land Division/Survey showing areas to be zoned HI, C-2 and Tract A; and 2. Tract A to be zoned RA-10. Staff would like an update for the ethanol bio-refinery and rail site. Staff would also like an update for the ethanol bio-refinery and rail site.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 4, passed unanimously.

Chairman Gory read into the record, item number 5, **Docket No. TR2006-010 – Coyote Cove Ranch/Michael Guido, Michele Vignoe & Frank and Barbara Mills – APN(s): 302-56-003**. The applicants are requesting a Tentative Map to develop 35 home sites on 39 acres. The property is located at 29884 53rd St., La Paz Valley.

Chairman Gory called for the staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated staff recommends approval.

Teri Crawford stated she was open for any questions or comments at this time.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing, engineer for this project, explained the details of the application request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to approve item number 5 for a Tentative Map.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval passed unanimously.

Chairman Gory read into the record, item number 6, **Docket No. SU2007-010 – Wilmer and Leora Rogers – APN(s): 307-03-060J**. The applicant is requesting a Special Use Permit for a caretaker to reside in a mobile home on the property and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 33270 Lillian Way, Bouse.

Chairman Gory called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket No. SU2007-010 staff recommends approval with the stipulation: 1. Special Use Permit will expire two years from date of approval or when use is no longer needed.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Wilmer Rogers, applicant, commented on the stipulations.

Commissioner Bennett asked about the leach lines for the extra bedroom.

Leora Rogers commented on the septic system(s).

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to recommend approval of Docket SU2007-010 until the caretaker (Richard Williams) is no longer needed.

Commissioner Johnson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval passed with six Commissioners in favor of approval and one Commissioner in opposition.

Chairman Gory recused himself for the following two agenda items and turned the meeting over to Vice-Chairman Hoover.

Vice-Chairman Hoover read into the record, item number 7, **Docket No. Z2007-033 – Rivers Edge Estates/Scott Goodman – APN(s): 311-38-009A**. The applicant is requesting to rezone 1.54 acres from RVS (Recreational Vehicle Subdivision) Zoning District to PD (Planned Development) Zoning District to develop 8 residential homes and 8 storage units. The property is located at 7834 Riverside Dr., Parker.

Vice-Chairman Hoover called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket Z2007-033 staff recommends approval and the applicant is provide a response to staff comments prior to the Board of Supervisors meeting, including plan redlines.

Vice-Chairman Hoover asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public and brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-033 and the applicant is provide a response to staff comments prior to the Board of Supervisors meeting, including plan redlines.

Commissioner Bennett 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no further discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval of item number 7 passed unanimously.

Vice-Chairman Hoover read into the record, item number 8, **Docket No. TR2007-003 – Rivers Edge Estates/Scott Goodman – APN(s): 311-38-009A**. The applicant is requesting a Tentative Map for the development of 8 residential homes and 8 storage units. The property is located at 7834 Riverside Dr., Parker.

Vice-Chairman Hoover called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket TR2007-003 staff recommends approval and the applicant is provide a response to staff comments prior to the Board of Supervisors meeting, including plan redlines and to provide a detailed plan review of the intersection at Riverside Drive, show easements, right-of-way, and utility facilities and legal access from Riverside Drive.

Vice-Chairman Hoover asked is the Commissioners had any questions or comments.

Commissioner Wall stated that the map shows the easement has already been granted and recorded.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket TR2007-003 and the applicant is provide a response to staff comments prior to the Board of Supervisors meeting, including plan redlines and to provide a detailed plan review of the intersection at Riverside Drive, show easements, right-of-way, and utility facilities and legal access from Riverside Drive.

Commissioner Bennett 2nd the motion.

Vice-Chairman Hoover asked if there was any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval passed unanimously.

Chairman Gory returned to the Commission bench.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-030 – DII Emerald Springs/Henry Melendez – APN(s): 302-48-002M**. The applicant is requesting to rezone the eastern 13.8 acres of 86.32 acres from MPAO (Master Plan Area Overlay) Zoning District to C-2 (General Commercial) Zoning District to operate the existing temporary Waste Water Treatment Plant. The property is located at 10610 Bighorn Drive, Ehrenberg.

Chairman Gory called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket Z2007-030, staff recommends approval. A Traffic Impact Analysis will be required at platting and the Zoning will revert to MPAO when the sewer facility is no longer permitted, used and/or in place.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing, an engineer on this project, including this docket and the following docket and stated he would be glad to answer any questions.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to recommend approval of Docket Z2007-030 with stipulations that a Traffic Impact Analysis will be required at platting and the Zoning will revert to MPAO when the sewer facility is no longer permitted, used and/or in place.

Commissioner Wall 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 9 passed unanimously.

Chairman Gory read into the record, item number 10, **Docket No. SU2007-011 – DII Emerald Springs/Henry Melendez – APN(s): 302-48-002M**. The applicant is requesting a Special Use Permit on the eastern 13.8 acres, to operate the existing temporary Waste Water Treatment Plant. The property is located at 10610 Bighorn Drive, Ehrenberg.

Chairman Gory called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket SU2007-011, staff recommends approval with the stipulations that: 1. The Special Use Permit shall expire two years from the approval date unless renewed; 2. The applicant shall meet all ADEQ requirements for operation and maintenance; 3. This sewer plant facility shall be removed at the time a regional plant is available; 4. the owner agrees to provide adequate sewer service to the users of this plant when a regional facility is available; 5. An agreement for sewer service shall be provided to the Emerald Springs I Homeowners Association.

Chairman Gory asked if the Commissioners had any questions or comments.

There were no comments or questions from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approval of Docket SU2007-011 with the stipulations that: 1. The Special Use Permit shall expire two years from the approval date unless renewed; 2. The applicant shall meet all ADEQ requirements for operation and maintenance; 3. This sewer plant facility shall be removed at the time a regional plant is available; 4. the owner agrees to provide adequate sewer service to the users of this plant when a regional facility is available; 5. An agreement for sewer service shall be provided to the Emerald Springs I Homeowners Association.

Commissioner Slawson 2nd the motion.

Chairman Gory ask for any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 10 passed unanimously.

Chairman Gory read into the record, item number 11, **Docket No. Z2007-031 – Castle Rock Shores/Steve Ash – APN(s): 310-29-001C**. The applicants are requesting to rezone 44.35 acres from RVP (Recreational Vehicle Park) Zoning District to PD (Planned Development – Mixed Use) Zoning District for a future development of a residential community with integrated commercial uses. The property is located at 5220 Highway 95, Parker.

Chairman Gory called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket Z2007-031 staff recommends approval with the stipulations: 1. The applicant is to provide a Tentative Map submittal within two years; and 2. The applicant is to provide a revised Planned Development in accordance with staff redlines prior to the Board of Supervisors meeting and; 3. meet with the staff to verify Planned Development regulations meeting minimum standards and format.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Steve Ash, applicant, commented on the red lines on the planned development.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-031 with the stipulations that: 1. The present RVP Zoning uses may remain until any phase development resulting from the Planned Development replaces it; 2. The applicant is to provide a Tentative Map submittal within two years; and 3. The applicant is to provide a revised Planned Development in accordance with staff redlines prior to the Board of Supervisors meeting and; 4. meet with the staff to verify Planned Development regulations meeting minimum standards and format.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion

Chairman Gory called for the vote.

The motion to recommend approval of item number 11 passed unanimously.

Chairman Gory read into the record, item number 12, **Docket No. Z2007-032 – Diego Jimenez and Isabella Pedro – APN(s) 305-14-006**. The applicants are requesting to rezone 5 acres from C-2 to SR-2 for a land division and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 42615 E. Hwy. 60-70, Vicksburg.

Chairman Gory called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket Z2007-032, staff recommends approval with the stipulation that; 1. The applicant shall complete a Land Division within one year or the zoning will be considered for reversion to C-2.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Diego Jimenez, applicant, clarified the application request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Johnson moved to recommend approval of Docket Z2007-032 with the stipulations that: 1. The applicant shall complete a Land Division within one year or the zoning will be considered for reversion to C-2.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 12 passed unanimously.

Chairman Gory read into the record, item number 13, **Docket No. - Z2007-021 – Steven R. and Lisa M. Callahan - APN(S): 310-33-001.** (Continued from the July 5, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.

Chairman Gory called for staffs' recommendation.

Teri Crawford, speaking on behalf of Director Bernhart, stated regarding Docket Z2007-021, the applicants have requested another continuance. Staff recommends continuance to the November 1, 2007 meeting of the Planning and Zoning Commission.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to continue Docket Z2007-021 to the November 1, 2007 meeting of the Planning and Zoning Commission.

Vice-Chairman Hoover 2nd the motion.

The motion to recommend approval of item number 13 passed unanimously.

Board of Supervisors Actions on Planning Commission Matters.

Chairman Gory asked about the letter to the Board of Supervisors asking for an in-house Engineer.

Commissioner Bennett commented on item number six.

Commissioner Slawson commented on the untimely fashion in which he received his Planning and Zoning packet.

Commissioner Bennett also commented on the same issue as Commissioner Slawson and requested he be called to pick up his Planning and Zoning packet.

Call to the public

There were no comments by the public.

Adjournment

Chairman Gory asked for a motion for adjournment.

Vice-Chairman Hoover moved to adjourn.

Commissioner Slawson 2nd the motion.

The meeting was adjourned at 3:26 p.m.

Robert Gory, Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Specialist

Teri Crawford,
Code Enforcement Officer

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
September 6, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
August 2, 2007 minutes for approval.
3. **Docket No. SU2007-008 – Richard and Delores Richmond – APN(s): 307-13-010E.**
(Continued from the August 2, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Special Use Permit for a commercial business (Outback Construction, License #KA-188399) to remove sand and gravel from the Bouse wash for dust control on roads and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43942 Plomosa Rd., Bouse.
4. **Docket No. SU2007-012 – David and Sylvia Miller – APN(s): 307-07-053E.** The applicant is requesting a Special Use Permit for a visitor to reside in a mobile home on the property for three to four months a year; an existing mobile home to be used as storage; and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 29076 Gold Nugget Lane, Bouse.
5. **Docket No. SU2007-013 – Stephen S. and Cherie L. Murphy – APN(s): 305-02-002A.** The applicant is requesting a Special Use Permit for storage and sale of commercial explosives to mining, quarry, and construction companies. The property is located at and near Hovatter Road – Rio DelMonte Mine, Salome.
6. **Docket No. SU2007-014 – Forrest Inv. Group, LLC/Forrest Wald – APN(s): 303-41-004A.** The applicant is requesting a Special Use Permit to expand the existing nursery. The property is located at 52625 Avenue 68, Salome.

7. **Docket No. Z2007-034 – K Lazy B Ranch/Kemper Brown – APN(s): 304-14-019.** The applicant is requesting to rezone the eastern 1.75 acres of 160 acres (the portion that is separated by Buckeye-Salome Hwy) from RA-40 (Rural Area – Forty Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for future sale. The property is located at 72252 62nd Street, Salome.
8. **Docket No. Z2007-035 – Misha Properties, LLC/Carolyn Price-Leong and A & L Property Invest./ John Krebsbach – APN(s): 303-14-028.** The applicant is requesting to rezone 39 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-5 (Rural Area – Five Acres) Zoning Districts for a Minor Land Division. The property is located at 80376 56th Street, Salome.
9. **Docket No. Z2007-036 – Bill T. and Barbara I. Ripberger – APN(s): 308-03-011.** The applicants are requesting to rezone 160 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future Minor Land Division and resale. The property is located at 71750 71-1/2 Street, Wenden.
10. **Docket No. Z2007-037 – Amigos Del Valle 64, LLC/Phillip Arthur – APN(s): 308-03-026B & -026D.** The applicant is requesting to rezone 64.22 acres (9.72 acres -026B) and (54.5 acres -026D) from RA-40 (Rural Area – Forty Acres) Zoning District to MHS (Mobile Home Subdivision) to develop a 246 lot Mobile Home Subdivision. The property is located at 71501 69-1/2 Street and 71500 Hwy. 60, Wenden.
11. **Docket No. Z2007-038 – James L. Nix – APN(s): 311-49-197C.** The applicant is requesting to rezone 4,615 square feet from C-2 (General Commercial) Zoning District to R-1 (Low Density Residential) Zoning District as the property will no longer be used for business purposes. The property is located at 10084 Riverside Drive, Parker.
12. **Board of Supervisors Actions on PC Matters.**
13. **Call to the Public.**
14. **Adjournment.**

**MINUTES
of the
La Paz County Planning & Zoning Commission
September 6, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, Al Johnson, Pat Jones, Lawanda Laffoon, Jim Slawson and Bud Wall, Director Scott Bernhart, Code Enforcement Officer Teri Crawford and Administrative Specialist Mayton. Others present were: Millie Johnson, Fred Barker, Bob Fullen, John Shannon, James Nix, Jim Downing, Bill Ripberger, Carol Leong, John Krebsbach, Tammy Paynter, Jerry Sowell, Kemper Brown, and Denise Slawson.

Chairman Robert Gory was absent.

Vice-Chairman Hoover called the Thursday, September 6, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:30 p.m.

Vice-Chairman Hoover stated item number 2 on the agenda, is the approval of the August 2, 2007.

Vice-Chairman Hoover asked for a motion to approve the August 2, 2007 meeting minutes.

Commissioner Slawson moved to approve the minutes of the August 2, 2007.

Commissioner Johnson 2nd the motion.

Vice-Chairman Hoover asked if there was any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to approve the August 2, 2007 passed unanimously.

Vice-Chairman Hoover read into the record, item number 3, **Docket No. SU2007-008 – Richard and Delores Richmond – APN(s): 307-13-010E.** (Continued from the August 2, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Special Use Permit for a commercial business (Outback Construction, License #KA-188399) to remove sand and gravel from the Bouse wash for dust control on roads and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43942 Plomosa Rd., Bouse.

Acting Chairman Hoover called on Director Bernhart for the staff report.

Director Bernhart, stated regarding SU2007-008, staff has previously recommended denial.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Commissioner Hoover asked if the applicants are requesting a commercial use.

Commissioner Slawson asked for the definition of a “mining plan”.

Director Bernhart provided the definition.

There were no further questions from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

John Shannon, attorney for the applicants, stated that this is not a commercial enterprise or application.

Commissioner Jones and Bennett both commented that this operation is a mining operation.

Commissioner Wall commented on the letters from the Holt Engineering Group with regard to where the materials have been removed.

Commissioner Laffoon asked Director Bernhart what comments have been received from Public Works.

Director Bernhart stated the he talked with the Director of Public Works and he wasn't aware that any of the material taken out of this area would be used on County roads.

Fred Barker, representative for the applicants, stated that Mr. Simmons had been on site and approved of the work in progress.

Commissioner Wall suggested there be a time limit on the Special Use Permit and a limit on the amount of materials taken from the wash.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to approve Docket SU2007-008 for one year and the applicants file a mining plan with the County.

The motion died for lack of a second.

Commissioner Wall asked if other certain stipulations could be added to the motion, i.e., the amount, the number of tons of material removed and maybe a requirement that they not redirect the wash alignment and the gravel be limited to being placed on the property of the owner.

Mr. Shannon commented on the additional stipulations.

Commissioner Slawson asked Mr. Shannon if he could specify the amount of tonnage that would be taken out of the wash.

Mr. Shannon stated that 500 and 1,000 cubic yards per year.

Commissioner Slawson asked if 2,000 cubic yards per year be a reasonable limit.

Mr. Shannon answered for Mr. Barker stating "yes".

Commissioner Slawson moved to amend his original motion to read recommend approval of Docket SU2007-008 with a one year time limit, the wash not to be diverted, no more than 2,000 cubic yards of material per year and the applicants file a mining plan and a closure date with the County.

Commissioner Wall 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to approve item number 3 passed with 5 Commissioners in favor of and 2 Commissioners in opposition.

Vice-Chairman Hoover read into the record, item number 4, **Docket No. SU2007-012 – David and Sylvia Miller – APN(s): 307-07-053E**. The applicant is requesting a Special Use Permit for a visitor to reside in a mobile home on the property for three to four months a year; an existing mobile home to be used as storage; and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 29076 Gold Nugget Lane, Bouse.

Vice-Chairman Hoover called for the staffs' recommendation.

Director Bernhart stated, regarding Docket No. SU2007-012 staff recommends approval with the stipulations that: 1) The second dwelling shall only be used between November and February (4 month period); 2) The Special Use Permit for a second

temporary dwelling shall expire on March 31, 2009, or when no longer needed for the individual user (need name); 3) Any outstanding code violations shall be corrected prior to the Board of Supervisors meeting.

Director Bernhart stated she was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Commissioner Wall stated “where is the hardship.”

Commissioner Jones asked if this request came after the zoning violation?

Director Bernhart stated, “yes, this is correct.”

Commissioner Wall commented that the zoning is RA-5 and the property is 1.39 acre lot, any division of land below 5 acres is a violation of the zoning ordinance.

Director Bernhart stated he would look into the history of this parcel and possible request the applicant to rezone this parcel.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Jones moved to recommend denial of docket SU2007-012.

Commissioner Wall 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend denial of docket SU2007-012, passed with six Commissioners in favor of denial and one Commissioner against denial.

Vice-Chairman Hoover read into the record, item number 5, **Docket No. SU2007-013 – Stephen S. and Cherie L. Murphy – APN(s): 305-02-002A**. The applicant is requesting a Special Use Permit for storage and sale of commercial

explosives to mining, quarry, and construction companies. The property is located at and near Hovatter Road – Rio DelMonte Mine, Salome.

Vice-Chairman Hoover called for the staffs' recommendation.

Director Bernhart, stated staff recommends approval with the stipulations: 1) The applicant provide an emergency response plan that addresses fire protection issues and site security concerns, including access maintenance; 2) Storage of explosives shall take place in approved structures and vehicles and must meet all Federal or State laws related to explosive storage, transport and handling; 3) This Special Use Permit shall expire on September 1, 2012, unless renewed; and staff would like to add a request that we obtain further clarification from the Sheriffs Department on their position on this application prior to the Board of Supervisors meeting.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if there were any questions or comments from the Commissioners.

Commissioners Wall and Slawson commented on the remoteness of the parcel.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

Jim Cox, with Intermountain, and explained the company and their various locations.

Commissioner Wall asked about Hovatter Rd. and that it goes next to the site or through the site.

Mr. Cox had a map which he shared with the Commissioners showing the location of the magazine site in reference to Hovatter Rd.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Slawson moved to approve item number 5 with the stipulations: 1) The applicant provide an emergency response plan that addresses fire protection issues and site security concerns, including access maintenance; 2) Storage of explosives shall take place in approved structures and vehicles and must meet all Federal or State laws related to explosive storage, transport and handling; 3) This Special Use Permit shall expire on September 1, 2012, unless renewed; and 4) obtain further clarification from the Sheriffs Department on their position on this application prior to the Board of Supervisors meeting.

Commissioner Wall 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval passed unanimously.

Vice-Chairman Hoover read into the record, item number 6, **Docket No. SU2007-014 – Forrest Inv. Group, LLC/Forrest Wald – APN(s): 303-41-004A**. The applicant is requesting a Special Use Permit to expand the existing nursery. The property is located at 52625 Avenue 68, Salome.

Vice-Chairman Hoover called for staffs' recommendation.

Director Bernhart, stated regarding Docket No. SU2007-014 staff recommends approval with an informal traffic study.

Director Bernhart stated he was open for any questions or comments at this time.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket SU2007-014 with stipulation that an informal traffic study be provided.

Commissioner Slawson 2nd the motion.

Vice-Chairman Hoover asked if there was any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval passed unanimously.

Vice-Chairman Hoover read into the record, item number 7, **Docket No. Z2007-034 – K Lazy B Ranch/Kemper Brown – APN(s): 304-14-019**. The applicant is requesting to rezone the eastern 1.75 acres of 160 acres (the portion that is separated

by Buckeye-Salome Hwy) from RA-40 (Rural Area – Forty Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) Zoning District for future sale. The property is located at 72252 62nd Street, Salome.

Director Bernhart stated regarding Docket Z2007-034, staff recommends denial. The parcel is less than 2.5 acres (Rural Residential) and will require a land use plan amendment.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

Jim Downing, a property owner in the area, and commented on the building of Salome Rd. causing the division of this small parcel and spoke in favor of the rezone request.

Mr. Kemper Brown, applicant, spoke in favor of his request.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public and brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-034 with the stipulation that the applicant apply for a modification of the Comprehensive Plan.

Commissioner Bennett 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no further discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval of item number 7 passed unanimously.

Vice-Chairman Hoover read into the record, item number 8, **Docket No. Z2007-035 – Misha Properties, LLC/Carolyn Price-Leong and A & L Property Invest./John Krebsbach – APN(s): 303-14-028**. The applicant is requesting to rezone 39 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten

Acres) and RA-5 (Rural Area – Five Acres) Zoning Districts for a Minor Land Division. The property is located at 80376 56th Street, Salome.

Vice-Chairman Hoover called for staffs' recommendation.

Director Bernhart, stated regarding Docket Z2007-035 staff recommends approval with the stipulation that there be dedication of one-half right-of-way to the County. Five and ten acre parcels are compatible with the Rural Residential designation in the Comprehensive Plan.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-035 with the stipulation that there be dedication of one-half right-of-way to the County and that not more than five (5) parcels be made from this property.

Commissioner Jones 2nd the motion.

Vice-Chairman Hoover asked if there was any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval passed unanimously.

Vice-Chairman Hoover read into the record, item number 9, **Docket No. Z2007-036 – Bill T. and Barbara I. Ripberger – APN(s): 308-03-011**. The applicants are requesting to rezone 160 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for a future Minor Land Division and resale. The property is located at 71750 71-1/2 Street, Wenden.

Vice-Chairman Hoover called for staffs' recommendation.

Director Bernhart, stated regarding Docket Z2007-036, staff recommends denial of RA-5 but propose approval for RA-20 and a maximum of five parcels to be divided. RA-5 could be considered with a subdivision application to be submitted concurrently.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked is the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

Mr. Ripberger, applicant, commented on his request with respect to the Comprehensive Plan.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-036 to rezone to RA-20 and denial of RA-5.

Commissioner Laffoon 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval of Docket Z2007-036 passed unanimously.

Vice-Chairman Hoover read into the record, item number 10, **Docket No. Z2007-037 – Amigos Del Valle 64, LLC/Phillip Arthur – APN(s): 308-03-026B & - 026D**. The applicant is requesting to rezone 64.22 acres (9.72 acres -026B) and (54.5 acres -026D) from RA-40 (Rural Area – Forty Acres) Zoning District to MHS (Mobile Home Subdivision) to develop a 246 lot Mobile Home Subdivision. The property is located at 71501 69-1/2 Street and 71500 Hwy. 60, Wenden.

Vice-Chairman Hoover called for staffs' recommendation.

Director Bernhart, stated regarding Docket Z2007-037, staff recommends continuance or table the item: 1) A subdivision application for Tentative Map should be submitted concurrently; 2) Need a floodplain analysis and map showing the limits of the floodway and floodplain prior to rezoning.

Director Bernhart stated he was open for any questions or comments at this time.

Vice-Chairman Hoover asked if the Commissioners had any questions or comments.

There were no comments or questions from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

James Downing, speaking for the applicant, commented on Rural Community.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-037 with the stipulation that Tentative Map be approved before any land divisions are made on this property.

Commissioner Slawson 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no further discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval of item number 10 passed unanimously.

Vice-Chairman Hoover read into the record, item number 11, **Docket No. Z2007-038 – James L. Nix – APN(s): 311-49-197C**. The applicant is requesting to rezone 4,615 square feet from C-2 (General Commercial) Zoning District to R-1 (Low Density Residential) Zoning District as the property will no longer be used for business purposes. The property is located at 10084 Riverside Drive, Parker.

Vice-Chairman Hoover called for staffs' recommendation.

Director Bernhart stated regarding Docket Z2007-038, staff recommends approval of R-1-6 with the stipulation that all commercial signs should be removed upon rezoning and an inspection by the County Building Official, and at the same time the applicant has submitted a request for a variance for lot size, lot coverage, setbacks as well as height on the property. I will be asking for a continuance at the Board of Supervisors meeting until the variance application has been addressed at the Board of Adjustment.

Director Bernhart stated he was open for any questions or comments at this time.

James Nix, applicant, explained his rezone and variance requests.

Vice-Chairman Hoover asked if the Commissioners had any questions or comments.

There were no further questions or comments from the Commissioners.

Vice-Chairman Hoover opened the hearing to the public.

There were no further comments from the public.

Vice-Chairman Hoover closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Jones moved to recommend approval of Docket Z2007-038 pending the variance application.

Commissioner Bennett 2nd the motion.

Vice-Chairman Hoover asked for any discussion.

There was no discussion.

Vice-Chairman Hoover called for the vote.

The motion to recommend approval of Docket Z2007-038 passed unanimously.

Board of Supervisors Actions on Planning Commission Matters

Director Bernhart reviewed the proposed new Fee Schedule being prepared for the Board of Supervisors.

Call to the public

Jim Downing commented on land divisions in Maricopa County.

There were no further comments by the public.

Adjournment

Vice-Chairman Hoover asked for a motion for adjournment.

Commissioner Slawson moved to adjourn.

Commissioner Johnson 2nd the motion.

The meeting was adjourned at 3:43 p.m.

Conkie Hoover, Vice-Chairman

Scott Bernhart, Director

Bonnie L. Mayton,
Administrative Specialist

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
October 4, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of Minutes.**
September 6, 2007 minutes for approval.
3. **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s): 305-13-007G.**
(Continued from the May 2, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.
4. **Docket No. SU2007-015 – Mike A. & Pamela K. Boyajian and Judith L. Santo – APN(s): 305-11-024A.** The applicants are requesting a Special Use Permit for aluminum and metal recycling facility on the easterly 10 acres zoned HI (Heavy Industrial) of the 80 acre parcel. The property is located at 46605 Avenue 50E, Salome.
5. **Docket No. SU2007-017 – Mike A. & Pamela K. Boyajian and Judith L. Santo – APN(s): 305-11-024A.** The applicants are requesting a Special Use Permit to utilize 70 acres zoned RA-40/HI (Rural Area – Forty Acres/Heavy Industrial) to receive pre-sorted and baled material for a proposed trans-loading facility (Mission Fiber Group). The property is located at 46605 Avenue 50E, Salome.
6. **Docket No. SU2007-018– Sunset LV, LLC/Gabe Sena – APN(s): 304-56-006A.** The applicants are requesting a Special Use Permit to utilize 10 acres of the easterly portion of 27.85 acres zoned RVP (Recreational Vehicle Park) for a Waste Water Treatment Plant. The property is located at 67799 Dusty Trail, Salome.
7. **Docket No. SU2007-019– Robert and Patricia K. Hite – APN(s): 308-08-015Q.** The applicants are requesting a Special Use Permit for a second mobile home on the property for two elderly relatives to reside. The property is located at 70681 West Grape, Wenden.

8. **Docket No. Z2007-039 – Robert McLaughlin – APN(s): 307-03-050U.** The applicant is requesting to rezone 56 acres of 136 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-20 (Rural Area – Twenty Acres) Zoning District for future minor land division and resale. The property is located at 33293 Avenue 41E, Bouse.
9. **Docket No. Z2007-040 – Billy and Christine McCardie – APN(s): 303-14-027.** The applicants are requesting to rezone 39 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-5 (Rural Area – Five Acres) Zoning District for a future minor land division and resale. The property is located at 80126 56th St., Salome.
10. **Docket No. Z2007-041 – Raul and Rita Yanez – APN(s): 308-09-139.** The applicants are requesting to rezone 12,187 square feet from C-2 (General Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for placement of a new home. The property is located at 71084 Highway 60, Wenden.
11. **Resolution No. 2007-027.** A Resolution of The Board of Supervisors of La Paz County, Arizona, Amending Resolution No. 2002-021, Proposing New Fees Related To Increasing Specific Fees For Applications Which Are Administered By The Community Development Department.
12. **Board of Supervisors Actions on PC Matters.**
13. **Call to the Public.**
14. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
October 4, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Robert Gory, Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, Al Johnson, Jim Slawson and Bud Wall, Community Development Planner Joan-Marie King, and Administrative Specialist Mayton. Others present were: Millie Johnson, Gabe Sena, Mike Boyajian, Marco Ruiz, Jerry Palmer, William Goodman, Bill Lemme, Bill Scott, John Yackley, and Jesus Franco.

Commissioners Laffoon and Jones were absent.

Chairman Gory called the Thursday, October 4, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:32 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the September 6, 2007 minutes.

Chairman Gory asked for a motion to approve the September 6, 2007 meeting minutes.

Commissioner Slawson moved to approve the minutes of the September 6, 2007.

Commissioner Johnson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory abstained as he was absent at the September 6, 2007 meeting.

Chairman Gory called for the vote.

The motion to approve the September 6, 2007 passed unanimously.

Chairman Gory read into the record, item number 3, **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s): 305-13-007G.** (Continued from the May 2, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.

Chairman Gory called on Community Development Planner Joan-Marie King for the staff report.

Community Development Planner Joan-Marie King, stated regarding SU2007-010, staff recommends approval with the stipulations that: 1) the applicants show adequate public access to the County road or U.S. Hwy. 60 prior to the Board of Supervisors meeting, 2) if the property is not subdivided or a land division within one year, the zoning will revert back to RA-40.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Bennett commented on the gate being locked on Panhandle way and Commissioner Wall commented that when the New Hope subdivision was abandoned by the Board of Supervisors some time ago, and that included all the right-of-ways and that would include Panhandle Way and unless someone else has recorded a document that indicates they own that property and can offer an easement, I don't feel we can approve rezoning until we determine that people are able to reach these properties.

There were no further questions from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall pointed out the notation from the Public Works Department that there is no legal access to these properties.

Commissioner Wall moved to continue Docket Z2007-010 to the November 1, 2007 meeting of the Planning and Zoning and the applicant can demonstrate that there is legal access to these properties.

Commissioner Bennett 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue item number 3 passed unanimously.

Chairman Gory read into the record, item number 4, **Docket No. SU2007-015 – Mike A. & Pamela K. Boyajian and Judith L. Santo – APN(s): 305-11-024A**. The applicants are requesting a Special Use Permit for aluminum and metal recycling facility on the easterly 10 acres zoned HI (Heavy Industrial) of the 80 acre parcel. The property is located at 46605 Avenue 50E, Salome.

Chairman Gory called on Community Development Planner Joan-Marie King for the staff report.

Community Development Planner Joan-Marie King, stated regarding SU2007-015, staff recommends approval with the stipulations that: 1) the applicants provide proof of access in the form of an easement or right-of-way; 2) provide a hard surface roadway access or dust prevention program plan; 3) all storage activities shall take place within a building or be located behind a solid fence, that would be sight obstructing, storage height; and 4) this Special Use Permit shall expire October 4, 2012 unless renewed.

Chairman Gory asked if there were any questions or comments from the Commissioners and further commented on the map enclosed for this docket indicated the property is in a Zone A of a flood plain.

Commissioner Wall stated it should be noted that this parcel is in a flood plain, not a flood way, and if this docket is recommended for approval, I would like to add a stipulation that the appropriate activities have to take place to make sure they don't raise the flood plain level more than one foot.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Commissioner Wall commented on the applicant mentioning the "offering of an easement".

Mike Boyajian, part owner and applicant, stated there is a 33' easement on that road that was given a year ago.

Commissioner Slawson asked how long before the business is operational.

Marco Ruiz, owner of business, stated he intended to have the facility operational within a year.

Vice-Chairman Hoover asked Planner Joan-Marie King to present the stipulations again.

Community Development Planner Joan-Marie King, stated the stipulations are that: 1) the applicants provide proof of access in the form of an easement or right-of-way; 2) provide a hard surface roadway access or dust prevention program plan; 3) all storage activities shall take place within a building or be located behind a solid fence, that would be sight obstructing, storage height; and 4) this Special Use Permit shall expire October 4, 2012, unless renewed.

Chairman Gory asked if there were any further questions or comments from the public.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to recommend approval of Docket SU2007-015 with the stipulations that: 1) the applicants provide proof of access in the form of an easement or right-of-way; 2) provide a hard surface roadway access or dust prevention program plan; 3) all storage activities shall take place within a building or be located behind a solid fence, that would be sight obstructing, storage height; and 4) this Special Use Permit shall expire October 4, 2012, unless renewed with the addition of the stipulation that the appropriate activities take place to make sure they don't raise the flood plain level more than one foot.

Commissioner Bennett 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of Docket SU2007-015, passed unanimously.

Chairman Gory read into the record, item number 5, **Docket No. SU2007-017 – Mike A. & Pamela K. Boyajian and Judith L. Santo – APN(s): 305-11-024A**. The applicants are requesting a Special Use Permit to utilize 70 acres zoned RA-40/HI (Rural Area – Forty Acres/Heavy Industrial) to receive pre-sorted and baled material for a proposed trans-loading facility (Mission Fiber Group). The property is located at 46605 Avenue 50E, Salome.

Chairman Gory called for the staffs' recommendation.

Community Development Planner Joan-Marie King, stated regarding Docket No. SU2007-017 staff recommends approval with four stipulations: 1) that the applicants shall clarify the HI zoning; 2) provide an operations plan which would include a traffic

analysis plan, site plan, fire protection plan, access plan and security plan; 3) provide proof of access prior to building permit issuance; 4) this Special Use Permit shall expire on October 4, 2012, unless renewed.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Vice-Chairman Hoover asked for a clarification of the term “co-mingled commodities”.

John Yackley, Real Estate Broker for this property, explained the term “co-mingled commodities.”

Commissioner Wall asked Mr. Yackley for a dedication of 33’.

Mike Boyajian stated he does have that dedication already in place.

Mr. Yackley asked the Commissioners that the Special Use Permit be open ended, no expiration date as long as there are no violations.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

John Yackley asked that stipulation number 4 be rephrased to read: the Special Use Permit shall not expire and be automatically renewed as long as there are violations.

Commissioner Bennett moved to recommend approval Docket SU2007-017 with stipulations: 1) that the applicants shall clarify the HI zoning; 2) provide an operations plan which would include a traffic analysis plan, site plan, fire protection plan, access plan and security plan; 3) provide proof of access prior to building permit issuance; 4) the Special Use Permit shall not expire and be automatically renewed as long as there are no violations.

Commissioner (unknown) 2nd the motion. THE TAPE DOES NOT INDICATE A SECOND.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 5, passed unanimously.

Chairman Gory read into the record, item number 6, **Docket No. SU2007-018–Sunset LV, LLC/Gabe Sena – APN(s): 304-56-006A**. The applicants are requesting a Special Use Permit to utilize 10 acres of the easterly portion of 27.85 acres zoned RVP (Recreational Vehicle Park) for a Waste Water Treatment Plant. The property is located at 67799 Dusty Trail, Salome.

Chairman Gory called for the staffs' recommendation.

Community Development Planner Joan-Marie King, regarding SU2007-018, stated staff recommends continuance to the November 1, 2007 meeting for the following reasons: 1) Parcel 304-56-006B was not identified on the application; and 2) the facility must not be located in a flood way.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Gabe Sena, Sunset LV, explained the reasons for the Waste Water Treatment Plant and they are working with Jerry Palmer on the flood plain problem at one time and we are moving the plant further to the north and it will be completely out of the flood plain and ADEQ is in an agreement with us.

Commissioner Wall commented on the property on flood plain map and that they applicants are planning on moving the site to the north which may put in on a different piece of property and if it does, we should run a new advertisement.

Mr. Sena stated that the new area is in escrow right now and we are working with Mr. Palmer and we're just going to basically re-map part of that area so that we are completely out of the flood plain.

Commissioner Wall asked Mr. Sena if he thought the new drawing would be on the same parcel number.

Mr. Sena stated "yes".

Bill Scott, Keaton Development, Water Development Company, for the Salome area, stated that ADEQ has stated there will be only one Waste Water Treatment Plant in that area and asked that this docket to afford Keaton Development the opportunity to submit a Request for a Special Use Permit for a Waste Water Treatment Plant also.

Chairman Gory stated that the Commission could not continue a docket to await the submittal of Special Use Permit from Keaton Development.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to continue Docket SU2007-018, based solely on staff's recommendation, to the November 1, 2007, of the Planning and Zoning Commission.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue item number 6 passed unanimously.

Chairman Gory read into the record, item number 7, **Docket No. SU2007-019– Robert and Patricia K. Hite – APN(s): 308-08-015Q**. The applicants are requesting a Special Use Permit for a second mobile home on the property for two elderly relatives to reside. The property is located at 70681 West Grape, Wenden.

Chairman Gory called for staffs' recommendation.

Community Development Planner Joan-Marie King, stated regarding Docket No. SU2007-019 staff recommends approval with two stipulations: 1) the applicants shall obtain approval of on-site septic system prior to issuance of a building permit for two units; 2) the Special Use Permit shall expire on October 4, 2009 unless it is renewed.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Wall commented that the applicants have requested a continuance to the November 1, 2007 meeting because they are unable to attend today's meeting, however, I feel would could recommend approval at this time, also noting that their address should be changed as soon as possible as they do not live on Grape, their driveway is on Harmony Way.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket SU2007-019 with the stipulations: 1) the applicants shall obtain approval of on-site septic system prior to issuance of a building permit for two units; 2) the Special Use Permit shall expire on October 4, 2009 unless it is renewed.

Commissioner Bennett 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval passed with one Commissioner in opposition.

Chairman Gory read into the record, item number 8, **Docket No. Z2007-039 – Robert McLaughlin – APN(s): 307-03-050U**. The applicant is requesting to rezone 56 acres of 136 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-20 (Rural Area – Twenty Acres) Zoning District for future minor land division and resale. The property is located at 33293 Avenue 41E, Bouse.

Community Development Planner Joan-Marie King, stated regarding Docket Z2007-039 staff recommends approval with two stipulations: 1) Forty Acres as RA-20, 16 acres in RA-10, remaining 76 acres in RA-40; and 2) proof of access to all properties.

Chairman Gory asked is the Commissioners had any questions or comments.

Commissioner Bennett asked how many times has this property been split.

Community Development Planner Joan-Marie King, stated she did not have any record of the previous history on this parcel and stated staff would have to do some research on that.

Commissioner Wall stated a stipulation asking for a record of survey showing the boundaries of the different zoning districts and show previous divisions of land in the same area to enable the GIS person to incorporate this in the mapping. In addition, we need to know how many other parcels the applicant owns/owned.

Commissioner Bennett stated that for any further 5 acre splits, gravel roads should be mandatory.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public and brought it back to the Commission and asked for a motion.

Commissioner Bennett moved to continue Docket Z2007-039 for sixty days to the December 6, 2007 meeting of the Planning and Zoning Commission for the applicant to provide a map of how the parcel is to be divided.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked for any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to continue item number 8 passed unanimously.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-040 – Billy and Christine McCardie – APN(s): 303-14-027**. The applicants are requesting to rezone 39 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-5 (Rural Area – Five Acres) Zoning District for a future minor land division and resale. The property is located at 80126 56th St., Salome.

Chairman Gory called for staffs' recommendation.

Community Development Planner Joan-Marie King, stated regarding Docket Z2007-040 staff recommends approval with three stipulations: 1) ten acres zoned RA-5, 29 acres in RA-10; 2) the applicants are to provide a road name sign for installation by Public Works; and 3) provide proof of access to all new lots.

Chairman Gory asked is the Commissioners had any questions or comments.

Commissioners Bennett and Gory discussed attaching the word resale in the rezoning request reflects a desire for a subdivision.

Vice-Chairman Hoover commented on the location of the parcel.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Billy McCardie, applicant, stated he's had the parcel surveyed with easements and asked if including the easements was correct.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-040 with the stipulations that: 1) the western most 33' easement shown on the map be recorded as offered for dedication to the County as a section line, half road on a section line and that the easement that provides access to the two RA-10 and the one RA-5 be shown on the map as easements and provided to the buyers as access; 2) ten acres zoned RA-5, 29 acres in RA-10; 3) the applicants are to provide a road name sign for installation by Public Works; and 4) provide proof of access to all new lots.

Commissioner Johnson 2nd the motion.

Chairman Gory asked if there was any discussion.

Commissioner Wall stated with reference to staff's recommendation of a street sign, that it appears there is a sign already in place.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of Docket Z2007-040 passed unanimously.

Chairman Gory read into the record, item number 10, **Docket No. Z2007-041 – Raul and Rita Yanez – APN(s): 308-09-139**. The applicants are requesting to rezone 12,187 square feet from C-2 (General Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for placement of a new home. The property is located at 71084 Highway 60, Wenden.

Chairman Gory called for staffs' recommendation.

Community Development Planner Joan-Marie King, stated regarding Docket Z2007-041, staff recommends denial for the following two reasons; 1) commercial uses are appropriate for this corner; and 2) this area is shown as a town center in the La Paz County Comprehensive Plan.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Rita Yanez, applicant, explained their situation and would like this request to be continued for 30 days.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover moved to continue of Docket Z2007-041 for thirty days to the November 1, 2007 meeting of the Planning and Zoning Commission.

Commissioner Slawson 2nd the motion.

Chairman Gory ask for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue item number 10 passed with one Commissioner abstaining.

Chairman Gory read into the record, item number 11 and 12, **Resolution No. 2007-26 and Resolution No. 2007-27**. A Resolution of The Board of Supervisors of La Paz County, Arizona, Amending Resolution No. 2002-021, Proposing New Fees Related To Increasing Specific Fees For Applications Which Are Administered By The Community Development Department.

Community Development Planner Joan-Marie King briefly reviewed the resolutions, Resolution No. 2007-026 and 2007-027.

Chairman Gory asked if the Commissioners had any questions or comments.

There was discussion among the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and asked for a motion.

Vice-Chairman Hoover recommended approval of Resolution Numbers. 2007-026 and 2007-027.

Commissioner Wall 2nd the motion.

Chairman Gory called for the vote.

The motion to continue item number 10 passed with one Commissioner in opposition.

Chairman Gory read into the record, item number 12, **Board of Supervisors Actions on Planning Commission Matters.**

Community Development Planner Joan-Marie King referred the Commissioners to the Community Development Complete Agenda.

Chairman Gory read into the record, item number 13, **Call to the public.**

Commissioner Slawson stated he would appreciate having staff's recommendations at the time the packets are sent.

There were further comments by the public.

Chairman Gory read into the record, item number 14, **Adjournment.**

Chairman Gory asked for a motion for adjournment.

Commissioner Slawson moved to adjourn.

Commissioner Johnson 2nd the motion.

The meeting was adjourned at 3:35 p.m.

Robert Gory, Chairman

Joan-Marie King, Planner

Bonnie L. Mayton,
Administrative Specialist

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
November 1, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of October 4, 2007 and October 18, 2007 minutes.**
3. **Docket No. SU2007-018– Sunset LV, LLC/Gabe Sena – APN(s): 304-56-006A.**
(Continued from the October 4, 2007 meeting of the Planning and Zoning Commission.)
The applicants are requesting a Special Use Permit to utilize 10 acres of the easterly portion of 27.85 acres zoned RVP (Recreational Vehicle Park) for a Waste Water Treatment Plant. The property is located at 67799 Dusty Trail, Salome.
4. **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s): 305-13-007G.**
(Continued from the October 4, 2007 meeting of the Planning and Zoning Commission.)
The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.
5. **Docket No. Z2007-021 – Steven R. and Lisa M. Callahan - APN(S): 310-33-001.**
(Continued from the August 2, 2007 meeting of the Planning and Zoning Commission.)The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.
6. **Docket No. Z2007-041 – Raul and Rita Yanez – APN(s): 308-09-139.** (Continued from the October 4, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 12,187 square feet from C-2 (General Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for placement of a new home. The property is located at 71084 Highway 60, Wenden.

7. **Docket No. SU2007-020 – David A. and Lynda D. Erekson – APN(s): 304-70-005R.** The applicants are requesting a Special Use Permit for a recreational vehicle (RV) on the property for an ailing elderly gentleman to reside. The property is located at 66115 Coyote Lane, Salome.
8. **Docket No. Z2007-042 – Misha Properties LLC/Carolyn Leong and Terrapin Properties LLC/Scott Hartman – APN(s): 303-14-022E.** The applicants are requesting to rezone 39.97 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-5 (Rural Area – Five Acres) Zoning District for future minor land division. The property is located at 78324 55-1/2 Street, Salome.
9. **Docket No. Z2007-043 – Centennial Interchange Investments LLC/Daniel Evans – APN(s): 303-72-021.** The applicant is requesting to rezone 37.26 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) Zoning District for construction of a truck stop. The property is located at Interstate 10 at 75E, Salome.
10. **Docket No. CP2007-002 Major Text Amendment to the La Paz County Comprehensive Plan (continued from the October 18, 2007 meeting of the Planning and Zoning Commission)** for the purposes of determining when gross density and net density calculations should be used for development proposals and to provide guidance for future Zoning Regulation amendments related to densities within developments. Various sections of the Comprehensive Plan may be amended by this action.
11. **Board of Supervisors Actions on PC Matters.**
Discussion: re: an in-house County Engineer.
12. **Call to the Public.**
13. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
November 1, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Robert Gory, Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, Al Johnson, Pat Jones, Jim Slawson and Bud Wall, Director Bernhart and Code Enforcement Officer Teri Crawford. Others present were: Millie Johnson, Jon and Mary Lou Patterson, Bob Hite, Jack and Ardyth Golden, David Erikson, Dan Evans, Gabe Sena and Jerry Palmer.

Commissioner Lawanda Laffoon was absent.

Chairman Gory called the Thursday, November 1, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:30 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the October 4th and October 18th, 2007 minutes.

Chairman Gory asked for a motion to approve the October 4th and October 18th, 2007 meeting minutes.

Vice-Chairman Hoover moved to approve the minutes of the October 4th and October 18th, 2007 meetings.

Commissioner Johnson 2nd the motion.

Chairman Gory asked if there was any discussion.

Commissioner Wall stated that there were a couple of typographical errors and suggested that staff review the minutes prior to making a final copy.

Commissioner Jones stated that he was present at the October 18th meeting.

Chairman Gory called for the vote.

The motion to approve the October 4th and October 18th, 2007 minutes passed with minor changes as noted.

Chairman Gory read into the record, item number 3, **Docket No. SU2007-018–Sunset LV, LLC/Gabe Sena – APN(s): 304-56-006A.** (Continued from the October 4, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Special Use Permit to utilize 10 acres of the easterly portion of 27.85 acres zoned RVP (Recreational Vehicle Park) for a Waste Water Treatment Plant. The property is located at 67799 Dusty Trail, Salome.

Chairman Gory called on Director Bernhart

Director Bernhart, stated regarding SU2007-018, staff recommends the property be rezoned to C-1 (General Commercial) and before this applicant would be heard by the Board of Supervisors we would need to get a rezone application so that we could get both of them up to speed.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Wall pointed out items he feels should be accomplished prior to this request going to the Board of Supervisors: 1) the request is not for the entire parcel, only 10 acres, 2) the address is listed on Dusty Lane and I believe the address should be on Cox Avenue. He further commented that the map submitted by the applicant has no dimensions or survey, thus, we should recommend that a survey map be provided, also we need proof of ownership, a business plan for the proposed sewer plant including a financial report, an approval letter from A.D.E.Q., if they can get one, and also an expiration date for the Special Use Permit if another site is chosen and does this match the 201 plan, and that required that the parcel be rezoned to C-2 before the Special Use Permit can be exercised, make sure the Special Use doesn't go before the rezoning.

There were no further questions from the Commissioners.

Chairman Gory opened the hearing to the public.

Gabe Sena, applicant, stated that he has almost all the stipulations mention in place and further discussed the feasibility study and financial reports are in the process.

Jerry Palmer, parcel owner, stated that the property is zoned RVS.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Wall moved to approve Docket SU2007-018 to the November 1, 2007 meeting of the Planning and Zoning with stipulations: 1) proof of ownership; 2) business Plan for the proposed sewer plant, Financials and report; 3) provide a n approval letter from ADEQ, if that is possible at this stage, 4) provide a minor land division map record of survey recorded in the Recorder's office; 5) match the La Paz County 208 water plan if required by ADEQ; 6) designate the Special Use Permit will expire if another site is chosen for the regional plant; 7) require rezoning to C-2 before Special Use Permit can be exercised; 8) establish address on Cox Lane.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 3 passed unanimously.

Chairman Gory read into the record, item number 4, **Docket No. Z2007-010 – Jack D. and Ardyth M. Golden – APN(s): 305-13-007G.** (Continued from the October 4, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone the 10 acre parcel from RA-40 (Rural Area – Forty Acres) Zoning District to SR-2 (Suburban Ranch – Two Acres) Zoning District for a future land division and resale. The property is located on Panhandle Way, Vicksburg.

Chairman Gory called on Director Bernhart for the staff report.

Director Bernhart, stated regarding Z2007-010, staff recommends approval, with the stipulations that; 1. Applicants shall provide proof of adequate access to a County Road or Hwy. 60 prior to the Board of Supervisors hearing; 2. If the property is not divided or subdivided within one year, the zoning may be reverted to RA-40 by the Board of Supervisors.

Chairman Gory asked if there were any questions or comments from the Commissioners

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jack Golden presented a highway encroachment permit application to Director Bernhart

There were no comments from the public.

Chairman Gory asked if there were any further questions or comments from the public.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Bennett made a motion to recommend approval of Docket Z2007-010 with the stipulations that; 1) Applicants shall provide proof of adequate access to a County Road or Hwy. 60 prior to the Board of Supervisors hearing; 2) Road

signs on all access roads to the properties; 3) If the property is not divided or subdivided within one year, the zoning may be reverted to RA-40 by the Board of Supervisors.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of Docket Z2007-010, passed unanimously.

Chairman Gory read into the record, item number 5, **Docket No. Z2007-021 – Steven R. and Lisa M. Callahan - APN(S): 310-33-001.** (Continued from the August 2, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 37,492 square feet from C-2 (General Commercial) Zoning District to PD (Planned Development) Zoning District for the purpose of constructing residential condominium housing. The property is located at 5920 Riverside Drive, Parker.

Chairman Gory called for the staffs' recommendation.

Director Bernhart, stated regarding Docket No. 2007-021 staff received a letter requesting a continuance until the December 6th, 2007 meeting of the Planning and Zoning Commission.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioners Slawson and Wall commented on the number of requests for continuances.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Vice-Chairman Hoover moved to continue Docket Z2007-021 to the February 7th, 2008 meeting of the Planning and Zoning Commission.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to continue item number 5, passed unanimously.

Chairman Gory read into the record, item number 6, **Docket No. Z2007-041 – Raul and Rita Yanez – APN(s): 308-09-139.** (Continued from the October 4, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting to rezone 12,187 square feet from C-2 (General Commercial) Zoning District to MHS (Mobile Home Subdivision) Zoning District for placement of a new home. The property is located at 71084 Highway 60, Wenden.

Chairman Gory called for the staffs' recommendation.

Director Bernhart, regarding Z2007-041, stated staff recommends denial; 1) Commercial uses are appropriate for this corner; 2) This area is shown as a town center in the La Paz County Comprehensive Plan and it is within a flood plain. Further, should the Commission recommend approval, there should be a stipulation that the commercial sign be removed.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Commissioner Slawson asked if the applicants purchased other property as mentioned last meeting.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Slawson moved to recommend denial of Docket Z2007-041, 1) Commercial uses are appropriate for this corner; 2) This area is shown as a town center in the La Paz County Comprehensive Plan and it is within a flood plain however, if the Board of Supervisors decides to approve the request for residential zoning, there should be a stipulation that the commercial sign on the property be removed.

Commissioner Wall 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to deny item number 6 passed unanimously.

Chairman Gory read into the record, item number 7, **Docket No. SU2007-020 – David A. and Lynda D. Erikson – APN(s): 304-70-005R**. The applicants are requesting a Special Use Permit for a recreational vehicle (RV) on the property for an ailing elderly gentleman to reside. The property is located at 66115 Coyote Lane, Salome.

Chairman Gory called for staffs' recommendation.

Director Bernhart, stated regarding Docket No. SU2007-020 staff recommends approval; 1) Special use shall expire when the recreational vehicle is no longer required for use by Charles Phinney or on November 1, 2009, whichever occurs first; 2) The applicant shall obtain permits for required electrical and building improvements as needed.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

David Erikson, applicant, explained the circumstances surrounding this request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Slawson moved to recommend approval of Docket SU2007-020 with the stipulations; 1) Special use shall expire when the recreational vehicle is no longer required for use by Charles Phinney or on November 1, 2009, whichever occurs first; 2) The applicant shall obtain permits for required electrical and building improvements as needed.

Commissioner Johnson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 7 passed with one Commissioner in opposition.

Chairman Gory read into the record, item number 8, **Docket No. Z2007-042 – Misha Properties LLC/Carolyn Leong and Terrapin Properties LLC/Scott Hartman – APN(s): 303-14-022E**. The applicants are requesting to rezone 39.97 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-5 (Rural Area – Five Acres) Zoning District for future minor land division. The property is located at 78324 55-1/2 Street, Salome.

Director Bernhart, stated regarding Docket Z2007-042 staff read a letter of opposition from a Barbara Smith. Staff recommends approval; 1) Property shall be land divided within one year or the property will revert back to RA-40 after consideration by the Board of Supervisors and 2) a 20' easement on the south side of the property.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public and brought it back to the Commission and the chair would entertain a motion.

Vice-Chairman Hoover moved to recommend approval of Docket Z2007-042 with the stipulations; 1) Property shall be land divided within one year or the property will revert back to RA-40 after consideration by the Board of Supervisors and 2) a 20' easement on the south side of the property.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 8 passed unanimously.

Chairman Gory read into the record, item number 9, **Docket No. Z2007-043 – Centennial Interchange Investments LLC/Daniel Evans – APN(s): 303-72-021**. The applicant is requesting to rezone 37.26 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) Zoning District for construction of a truck stop. The property is located at Interstate 10 at 75E, Salome.

Chairman Gory called for staffs' recommendation.

Director Bernhart, stated regarding Docket Z2007-043 staff recommends approval. Director Bernhart read into the record a letter from Mr. Dick Bennett (Centennial Commercial Complex) located on the north east corner from the property on this request.

Chairman Gory asked if the Commissioners had any questions or comments.

There was discussion among the Commissioners with regard to access.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Dan Evans, applicant, explained the purpose of this request.

Commissioner Slawson asked the applicant about how long it would take to see this come to fruition.

Mr. Evans stated he cannot give a ball park completion date.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-043.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of Docket Z2007-043 passed unanimously.

Chairman Gory read into the record, item number 10, **Docket No. CP2007-002 Major Text Amendment to the La Paz County Comprehensive Plan (continued from the October 18, 2007 meeting of the Planning and Zoning Commission)** for the purposes of determining when gross density and net density calculations should be used for development proposals and to provide guidance for future Zoning Regulation amendments related to densities within developments. Various sections of the Comprehensive Plan may be amended by this action.

Chairman Gory called for staffs' recommendation.

Director Bernhart, stated regarding Docket No. CP2007-002 Major Text Amendment to the La Paz County Comprehensive Plan, staff recommends approval.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no questions or comments from the public.

Chairman Gory stated that there is not a need for a vote on this item.

Chairman Gory read into the record, item number 11, Board of Supervisors Actions on PC Matters.

Director Bernhart stated that he has not received an update to the original letter.

Supervisor Edey stated he promotes the prospect of an in-house engineer and expounded on various needs within the County that would benefit from an in-house engineer.

Chairman Gory asked if the Commissioners had any questions or comments.

There was discussion among the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no questions or comments from the public.

Chairman Gory read into the record, item number 12, **Call to the public.**

There were no comments by the public.

Chairman Gory read into the record, item number 13, **Adjournment.**

Chairman Gory asked for a motion for adjournment.

Commissioner Slawson moved to adjourn.

The meeting was adjourned at 3:04 p.m.

Robert Gory, Chairman

Scott Bernhart, Director

Teri Crawford
Code Enforcement Officer

**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
December 6, 2007 – 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

1. **Call to Order.**
2. **Approval of November 1, 2007 minutes.**
3. **Docket No. SU2007-018– Sunset LV, LLC/Gabe Sena – APN(s): 304-56-006A.**
(Continued from the November 1, 2007 meeting of the Planning and Zoning Commission.)
The applicants are requesting a Special Use Permit to utilize 10 acres of the easterly portion of 27.85 acres zoned RVP (Recreational Vehicle Park) for a Waste Water Treatment Plant. The property is located at 67799 Dusty Trail, Salome.
4. **Docket No. SU2007-021 – Clifford Woodyard – APN(s): 306-04-001M.** The applicants are requesting a Special Use Permit for a second mobile home on the property for an ailing elderly mother to reside. The property is located at 43940 Ave 46E, Salome.
5. **Docket No. Z2007-039 – Robert McLaughlin – APN(s): 307-03-050U.** (Continued from the October 4, 2007 meeting of the Planning and Zoning Commission) The applicant is requesting to rezone 56 acres of 136 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-20 (Rural Area – Twenty Acres) Zoning District for future minor land division and resale. The property is located at 33293 Avenue 41E, Bouse.
6. **Docket No. Z2007-044 – Roy E. and Janette P. Butler – APN(s): 305-15-008B.** The applicants are requesting to rezone 25 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future minor land division and resale. The property is located at 54400 62nd Street, Salome.

7. **Docket No. Z2007-045 – Bary J. Sima – APN(s): 304-39-027B.** The applicant is requesting to rezone a portion of 79 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-20 (Rural Area – Five Acres) and SR-2 (Suburban Ranch – Two Acres) Zoning District for future minor land division. The property is located at 68770 Old Bell Rd., Salome.
8. **Docket No. Z2007-046 – Delford D. Hyslip – APN(s): 304-40-001 A and 308-10-016A.** The applicant is requesting to rezone 3.41 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) Zoning District to be used for restoration of antique vehicles and repairs on equipment. The property is located at 69828 Hwy 60, Wenden.
9. **Docket No. Z2007-047 – Maria A. Ojeda – APN(s): 303-14-005D.** The applicant is requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) and RA-10 (Rural Area – Ten Acres) Zoning District for future minor land division. The property is located at 48825 Ave 73 East, Salome.
10. **Case No. CP-2007-001 - Parcel No(s). 304-14-019 - K Lazy B Ranch/Kemper Brown.** Requesting a major amendment to the La Paz County Comprehensive Plan, a change from Rural Residential to Medium Density or a similar classification as determined during the process.
11. **Docket No. CP2007-002 Major Text Amendment to the La Paz County Comprehensive Plan.** (Continued from the November 1, 2007 meeting of the Planning and Zoning Commission) for the purposes of determining when gross density and net density calculations should be used for development proposals and to provide guidance for future Zoning Regulation amendments related to densities within developments. Various sections of the Comprehensive Plan may be amended by this action.
12. **Call to the Public.**
13. **Adjournment.**

MINUTES
of the
La Paz County Planning & Zoning Commission
December 6, 2007 Regular Meeting/Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona

Present were: Chairman Robert Gory, Vice-Chairman Conkie Hoover, Commissioners: Gene Bennett, , Pat Jones, Lawanda Laffoon, Jim Slawson and Bud Wall, Planner King and Administrative Specialist Bonnie Mayton. Others present were: Wells Hampton, Bill Scott, Jim Downing, Clifford Woodyard, Roy and Janette Butler, Delford Hyslip, Supervisor Edey, Bill Scott, Brenda Parkerson, Maria Ojeda, Bary Sima, and Troy Scott.

Commissioner Al Johnson was absent.

Chairman Gory called the Thursday, December 6, 2007 Regular Meeting of the Planning and Zoning Commission/Public Hearing to order at 1:31 p.m.

Chairman Gory stated item number 2 on the agenda, is the approval of the November 1, 2007 meeting minutes.

Chairman Gory asked for a motion to approve the November 1, 2007 meeting minutes.

Commissioner Slawson moved to approve the minutes of the November 1, 2007 meeting.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked if there was any discussion.

Commissioner Laffoon stated she was absent for the November 1, 2007 meeting.

Chairman Gory called for the vote.

The motion to approve the November 1, 2007 minutes as corrected passed with one abstention.

Chairman Gory read into the record, item number 3, **Docket No. SU2007-021 – Clifford Woodyard – APN(s): 306-04-001M**. The applicants are requesting a Special Use Permit for a second mobile home on the property for an ailing elderly mother to reside. The property is located at 43940 Ave 46E, Salome.

Chairman Gory called on Planner Joan-Marie King for the staff report.

Planner King stated regarding SU2007-021, staff recommends approval with two stipulations that: 1) the mobile home shall be removed when no longer needed for Leona Woodyard, or after two years (12-6-09), whichever occurs first; and 2) the owner shall verify that the existing septic system is as requested.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions from the Commissioners.

Chairman Gory opened the hearing to the public.

Clifford Woodyard, applicant, spoke in favor of this request.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Wall moved to approve Docket SU2007-021 with the stipulations that: 1) the mobile home shall be removed when no longer needed for Leona Woodyard, or after two years (12-6-09), whichever occurs first; and 2) the owner shall verify that the existing septic system is as required.

Mr. Woodyard addressed the septic system request and stated that the Health Department has approved the septic system.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 3 passed with one nay.

Chairman Gory read into the record, item number 4, **Docket No. Z2007-039 – Robert McLaughlin – APN(s): 307-03-050U.** (Continued from the October 4, 2007 meeting of the Planning and Zoning Commission) The applicant is requesting to rezone 56 acres of 136 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-10 (Rural Area – Ten Acres) and RA-20 (Rural Area – Twenty Acres) Zoning District for future minor land division and resale. The property is located at 33293 Avenue 41E, Bouse.

Chairman Gory called on Planner King for the staff report.

Planner King, stated regarding Z2007-039, staff recommends approval, for two ten acre parcels to be zoned RA-10 (Rural Area – Ten acres) and two twenty acre parcels to be zoned RA-20 (Rural Area – Twenty Acres).

Chairman Gory asked if there were any questions or comments from the Commissioners

Commissioner Bennett asked if the applicant still owns the property in Section 19.

Planner King stated that the applicant does own a parcel in Section 19, and is within the zoning regulations.

Chairman Gory stated that with this knowledge, the applicant only has one more split with a large portion that, if sold, will have to sell the remainder in one large parcel or proceed with a subdivision application.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Chairman Gory called for the applicant to present himself.

The applicant is not present.

There were no comments from the public.

Chairman Gory asked if there were any questions or comments from the public.

There were no questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Vice-Chairman Hoover made a motion to recommend approval of Docket Z2007-39 for two ten acre parcels to be zoned RA-10 (Rural Area – Ten acres) and two twenty acre parcels to be zoned RA-20 (Rural Area – Twenty Acres), provided that the applicant is notified that any adjoining property must be sold as one parcel or an application for a subdivision must be made.

Commissioner Wall 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of Docket Z2007-39 passed with six Commissioners in favor and one opposed.

Chairman Gory read into the record, item number 5, **Docket No. Z2007-044 – Roy E. and Janette P. Butler – APN(s): 305-15-008B**. The applicants are requesting to rezone 25 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) Zoning District for future minor land division and resale. The property is located at 54400 62nd Street, Salome.

Chairman Gory called for the staffs' recommendation.

Planner King, stated regarding Docket No. 2007-044 staff recommends approval with the stipulations that: 1) the applicant provide and show legal access; 2) provide and dedicate easements; and 3) provide road names and signs where needed.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Roy Butler, applicant, stated he was not aware of the lack of access but they have 25 foot easements for the utilities, however, he will proceed with obtaining access.

There were no further questions or comments from the public.

Commissioner Slawson asked the applicant if the well would take care of all five parcels.

Mr. Butler stated he is not sure.

Chairman Gory asked if there were any further questions or comments from the public.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Vice-Chairman Hoover moved recommend approval of Docket Z2007-044 with the stipulations that: 1) the applicant provide and show legal access; 2) provide and dedicate easements; and 3) provide road names and signs where needed.

Commissioner Jones 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to item number 5, passed unanimously.

Chairman Gory read into the record, item number 6, **Docket No. Z2007-045 – Bary J. Sima – APN(s): 304-39-027B**. The applicant is requesting to rezone a portion of 79 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-20 (Rural Area – Five Acres) and SR-2 (Suburban Ranch – Two Acres) Zoning District for future minor land division. The property is located at 68770 Old Bell Rd., Salome.

Chairman Gory called for the staffs' recommendation.

Planner King stated regarding Z2007-041, stated staff recommends approval with the stipulations: 1) to SR-4 zoning (3 lots) 12 acres, RA-40 zoning (1 lot) 40 acres, RA-20 zoning (1 lot) 28 acres ±; 2; show and provide proof of legal access; 3) dedicate easements; and 4) provide road names and signs.

Chairman Gory asked if there were any questions or comments from the Commissioners.

Chairman Gory and Vice-Chairman Hoover commented on the acreage and the request for SR-2 zoning.

Planner King stated that staff has recommended item number with a different type of zoning with regards to the La Paz County Comprehensive Plan for that particular area is considered rural residential and the minimum acreage there is 2.5.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Bary Sima, applicant, explained how he desires the property to be divided, i.e., to take an 80 acre piece and split it in half, and one 40 acre piece, divide into 3-4 acre pieces which leaves 28 acres left. Also, he owns the back 40 acres and has no plans to sell and is not looking for an easement there, and as far as the three 4 acre pieces in the front they already have an easement on Old Bell Road so there is no need for an access road or an easement for that and then the 28 acre piece is on Old Bell Road which has an easement and on the east side of that 28 acre piece is a road called Hess Lane which runs all the way back into where I live and that has no easements at all on either side which leads to a cemetery and the road is not kept by any entity and I have no problem at all with an easement on the east side of that road which is where the 28 acres and the 40 acres are, but on the other side where there are four or five 2.5 pieces in there but none of those people seem to want to give an easement. The pieces that I want to divide in the front already have easements on them.

There was discussion among the Commissioners with regard to the parcel and the requested divisions.

Mr. Sima stated with regard to the easement, he specified the length of the easement on Hess Lane.

Chairman Gory asked Mr. Sima if he owned any other parcels that are contiguous with the property under discussion today.

Mr. Sima stated yes he does.

Vice-Chairman Hoover commented on Mr. Sima's application and staffs' recommendations.

Commissioner Wall questioned Mr. Sima with regard to easements.

Commissioner Laffoon reiterated the request for the four parcels in the front.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Wall moved to recommend approval amended to show a fourth parcel of 660 x 264 feet on the east side of the three parcels that were shown on the original map and the zoning recommendation to the Board of Supervisors would be SR-4 (Suburban Ranch – Four Acres) on the four parcels facing Old Bell Road, RA-20 (Rural Area – Twenty Acres) on the 24 acre piece remaining in the northern forty acres and RA-40 (Rural Area – Forty Acres) remaining on the southern 40 acre parcel, and with the stipulation that the west 33 feet of Old Bell Road, on the section line, be offered for dedication.

Vice-Chairman Hoover 2nd the motion.

Chairman Gory asked for any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to approve item number 6 passed unanimously.

Chairman Gory read into the record, item number 7, **Docket No. Z2007-046 – Delford D. Hyslip – APN(s): 304-40-001 A and 308-10-016A.** The applicant is requesting to rezone 3.41 acres from RA-40 (Rural Area – Forty Acres) Zoning District to C-2 (General Commercial) Zoning District to be used for restoration of antique vehicles and repairs on equipment. The property is located at 69828 Hwy 60, Wenden.

Chairman Gory called for staffs' recommendation.

Planner King, stated regarding Docket No. Z2007-046, staff recommends approval with the stipulations that: 1) Provide any road names or signs, if needed; 2) the applicant shall provide a flood elevation certificate prior to any construction and with as built plans and shall follow all flood plain regulations.

Chairman Gory asked Planner King about see through fencing.

Planner King stated that could be another stipulation.

Chairman Gory asked if there were any questions or comments from the Commissioners.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Delford Hyslip, applicant, stated that the property is approximately 6' above the roadway and there is already a chain link fence around the property.

Commissioner Slawson asked about stipulations for fences.

Planner King read from the Zoning Regulations with regard to fences.

Jim Downing commented on the length of time this particular property has been used for repairing various entities.

Brenda Parkerson, partner with Mr. Hyslip, commented that Mr. Hyslip has allowed her to bring her vehicles onto his property since they lost their property and it is not open to the public.

There were no further comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Vice-Chairman Hoover moved to recommend approval of Docket Z2007-046 with the stipulations that: 1) the applicant provide any road names or signs, if needed; 2) the applicant shall provide a flood elevation certificate prior to any construction and with as built plans and shall follow all flood plain regulations.

Commissioner Slawson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 7 passed unanimously.

Chairman Gory read into the record, item number 8, **Docket No. Z2007-047 – Maria A. Ojeda – APN(s): 303-14-005D**. The applicant is requesting to rezone 40 acres from RA-40 (Rural Area – Forty Acres) Zoning District to RA-5 (Rural Area – Five Acres) and RA-10 (Rural Area – Ten Acres) Zoning District for future minor land division. The property is located at 48825 Ave 73 East, Salome.

Planner King, stated regarding Docket Z2007-047, staff recommends approval with the following stipulations be completed prior to the Board of Supervisors meeting: 1) show and provide legal access; 2) Dedicate easements; and 3) provide road names and signs.

Chairman Gory asked is the Commissioners had any questions or comments.

Commissioner Slawson commented on the access roads noted on the aerial photos and that Public Works stated there is no access.

There were no further questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Maria Ojeda, applicant, stated there is legal access from 75th Ave and 56th Avenue.

Chairman Gory directed Ms. Ojeda to the Public Works Department to determine and verify access.

There were no further comments from the public.

Chairman Gory closed the hearing to the public and brought it back to the Commission and the chair would entertain a motion.

Commissioner Wall moved to recommend approval of Docket Z2007-047 with the following stipulations be completed prior to the Board of Supervisors meeting: 1) show and provide legal access; 2) Dedicate easements; and 3) provide road names and signs.

Commissioner Slawson 2nd the motion.

Chairman Gory asked for any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of item number 8 passed unanimously.

Chairman Gory read into the record, item number 9, **Case No. CP2007-01 - Parcel No(s). 304-14-019 - K Lazy B Ranch/Kemper Brown.** is requesting a major amendment to the La Paz County Comprehensive Plan, a change from Rural Residential to Medium Density or a similar classification as determined during the process.

Chairman Gory called for staffs' recommendation.

Planner King, stated regarding CP2007-01, K Lazy B Ranch/Kemper Brown, is requesting a major amendment to the La Paz County Comprehensive Plan, a change from Rural Residential to Medium Density or a similar classification as determined during the process asking to rezone the eastern 1.75 acres of 160 acres (separated by Buckeye-Salome Highway) from RA-40 (Rural Area – Forty Acres) Zoning District to SR-1 (Suburban Ranch – One Acre) located at 72252 62nd Street, Salome and staff recommends approval.

Chairman Gory asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

There were no comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Vice-Chairman Hoover moved to recommend approval of CP2007-01.

Commissioner Slawson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend approval of CP2007-01 passed unanimously.

Chairman Gory read into the record, item number 10, **Docket No. CP2007-02 Major Text Amendment to the La Paz County Comprehensive Plan (continued from the October 18, 2007 meeting of the Planning and Zoning Commission)** for the purposes of determining when gross density and net density calculations should be used for development proposals and to provide guidance for future Zoning Regulation amendments related to densities within developments. Various sections of the Comprehensive Plan may be amended by this action.

Chairman Gory called for staffs' recommendation.

Planner King, stated regarding Docket No. CP2007-002 Major Text Amendment to the La Paz County Comprehensive Plan, in determining when gross density and net density calculations should be used for development proposals and to provide guidance for future developments, staff recommends approval and to be further transmitted to the Board of Supervisors. Staff recommendations are:

Areas to be negotiated with applicants to determine net vs. gross density:

- Parks
- 1. Active
- 2. Passive
- Open Space
- Trails
- Public Boat Ramps
- Public Service Dedications
- 1. Fire/Special District
- New School Lands
- Conservation Easement
- Floodways

All listed above would be part of the BONUS DENSITY SYSTEM, (these items may be considered during negotiation between staff and applicants).

Chairman Gory asked is the Commissioners had any questions or comments.

There were no questions or comments from the Commissioners.

Chairman Gory opened the hearing to the public.

Jim Downing asked to see a copy of the memorandum and asked Chairman Gory to defined/net gross density.

Commissioner Wall related how this question was defined to him by Community Development staff.

Mr. Downing further commented on the Comprehensive Plan and the density listed therein.

Supervisor Edey commented on this Comprehensive Plan proposal and voiced his opposition.

Planner King commented on the Comprehensive Plan with regard to the gross and net densities.

There were no further questions or comments from the public.

Chairman Gory closed the hearing to the public, brought it back to the Commission and the chair would entertain a motion.

Commissioner Jones moved to recommend denial of CP2007-02.

Commissioner Slawson 2nd the motion.

Chairman Gory asked if there was any discussion.

There was no further discussion.

Chairman Gory called for the vote.

The motion to recommend denial passed with six in favor of denial and one abstention.

Chairman Gory read into the record, item number 12, **Call to the public.**

There were no comments by the public.

Chairman Gory read into the record, item number 13, **Adjournment.**

Chairman Gory asked for a motion for adjournment.

Commissioner Slawson moved to adjourn.

Commissioner Wall 2nd the motion.

The motion to adjourn passed unanimously.

The meeting was adjourned at 3:25 p.m.

Robert Gory, Chairman

Joan-Marie King, Planner

Bonnie L. Mayton
Administrative Specialist