



LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting/Public Hearing
02/04/2021 - AT 3:00pm
LA PAZ COUNTY BOARD OF SUPERVISORS MEETING ROOM
1108 JOSHUA AVE, PARKER, AZ 85344

PUBLIC NOTICE/AGENDA

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz County Planning and Zoning Commission, and to the general public, that the La Paz County **Planning and Zoning Commission will hold a Public Hearing/Regular Meeting, open to the public on Thursday, 02/04/2021, 3:00 p.m. at the La Paz County Board of Supervisors Meeting Room 1108 Joshua Ave., Parker, Arizona 85344.** The Planning and Zoning Commission will make their recommendation to the Board of Supervisors on this date. **The Board of Supervisors will then hold a Public Hearing on 03/01/2021 at 10:00a.m. at the same location, to make a final decision on this/these matter(s).**

1. **Call to Order.**
2. **Roll Call.**
3. **Pledge of Allegiance.**
4. **Approval of 01/07/2021 Planning & Zoning Regular Meeting minutes.**
5. **Docket No. Z2021-001 – Gordan Gallagher – APN(s): 306-06-001A, 306-06-001B, 306-06-001C, 306-06-001D** – The applicant is requesting to rezone from Rural Agricultural- 20 Acres or more (RA-20) to Recreational Vehicle Park (RVP).
6. **Docket No. Z2021-002- Sunshine Acres Developments LLC- APN(s): 304-39-085 through 304-39-113** – The applicants are requesting to rezone their subdivision's individual lots from Suburban Ranch (SR-1) to Recreational Vehicle Subdivision (RVS).
7. **Community Development Update- Tonya Hoogerwerf.**
8. **Next Planning & Zoning meeting is 03/04/2021.**
9. **Adjournment.**

Tonya Hoogerwerf, Director

**NOTICE OF PUBLIC HEARING OF THE LA PAZ COUNTY
PLANNING & ZONING COMMISSION**

PURSUANT THE A.R.S. 38-431.02, notice is hereby given to the members of the La Paz County Planning and Zoning Commission, and to the general public, that the La Paz County Planning will hold a **Public Hearing at 3:00 p.m. on Thursday, 02/04/2021 at the La Paz County Board of Supervisors Meeting Room, 1108 Joshua Avenue, Parker, Arizona 85344** to consider the following:

Docket No. Z2021-001 – GORDAN GALLAGHER – APN(S): 306-06-001A, -001B, -001C, -001D – The applicant is requesting to rezone from Rural Agricultural- 20 Acres (RA-20) to Recreational Vehicle Park (RVP). The property is located at 50400 HWY 60, Brenda, AZ 85348; with a legal description of: Section 14, Township 4N, and Range 16W of the Gila and Salt River Meridian, La Paz County, AZ (Board of Supervisors, Holly Irwin, District 3).

Docket No. Z2021-002- SUNSHINE ACRES DEVELOPMENT LLC- APN(S): 304-39-085 THROUGH 304-39-113 – The applicant is requesting to rezone this subdivision from Suburban Ranch- 1 acre (SR-1) to *Recreational Vehicle Subdivision, (RVS)*. The property(s) addresses range from 67992 Palm Boulevard to 67522 Palm Boulevard and 67515 Cactus Street to 67991 Cactus Street, Salome, AZ 85348; Salome Heights, lots 45 through 73; with a legal description of Section 27, Township 5N, Range 13W of the Gila and Salt River Meridian, La Paz County, AZ (Board of Supervisors, Holly Irwin, District 3). *Correction from previous ad dated 1/20/2021- replaced "Recreational Vehicle Park (RVP)".*

The Planning and Zoning Commission will make their recommendation to the Board of Supervisors on this date. **The Board of Supervisors will then hold a Public Hearing on 03/01/2021 at 10:00a.m. at the same location, to make a final decision on this/these matter(s).**

Any public comments on this matter can be given at the meeting or submitted in writing to our office at the address listed below OR by emailing to nbierbrodt@lapazcountyaz.org. If you need further information, please contact the Community Development Department at 1112 Joshua Avenue, Suite 202, Parker, AZ 85344; the telephone number is (928) 669-6138.

Respectfully Submitted,
s/s
Tonya Hoogerwerf, Director
La Paz County Department of Community Development
Publish: 1-27; 2-3 -2021

La Paz County Planning and Zoning Commission Meeting (Regular)
02/04/2021 @ 3:00pm
La Paz County Board of Supervisors Meeting Room
1101 W Arizona Ave, Parker, AZ 85344

-**Agenda item #1**, The Planning & Zoning Meeting of 02/04/2021 is called to order at 3:00 pm by Richard Trusty.

-**Agenda item # 2**: Roll Call: Richard Trusty, Rick Bierbrodt, De Vona Saiter (via phone), Tonya Hoogerwerf.

-**Agenda item # 3**: Pledge of Allegiance.

-**Agenda item # 4**: Approval of the minutes from the 01/07/2021 Planning & Zoning Regular Meeting.

Motion to approve by De Vona Saiter.

Seconded by Rick Bierbrodt.

All in favor to approve the 01/07/2021 P&Z Meeting minutes.

Motion carried.

Approved unanimously (3-0)

Agenda item # 5: Docket Z2021-001- APN 306-06-001A, 306-06-001B, 306-06-001C, 306-06-001D- R. Trusty opens floor for this docket.

T. Hoogerwerf: gives staff report on parcel.

R. Trusty: opens to the board for questions or comments.

-none-

R. Trusty: opens to the public for any comments or questions, reminds audience of the Open Meeting Laws and the 3 minute commentary limit.

BJ Owens: stands and questions the error of Park vs Subdivision on the signs.

Nicole Bierbrodt: That is the next docket, Sunshine Acres, not this one.

Property owner Gordan Gallagher arrives a few minutes late.

R. Trusty: Advises Mr. Owens that he can address his concerns for the next docket during the public commentary portion of that docket. Moves back to the board and asks if there's any further questions or comments.

-none-

R. Trusty: Asks for a motion from the board.

Motion to approve docket Z2021-001 for APN 306-06-001A, 306-06-001B, 306-06-001C, 306-06-001D as noticed, with the stipulation of a signed 207 Waiver & BOS approval, made by D. Saiter.

Seconded by R. Bierbrodt.

All in favor to approve Z2021-001 for APN 306-06-001A, 306-06-001B, 306-06-001C, 306-06-001D as noticed, with the stipulation of a signed 207 Waiver & BOS approval

Motion carried.

Approved unanimously (3-0)

Agenda item # 6: Docket Z2021-002- APN 304-39-085 through 304-39-113- R. Trusty opens floor for this docket.

Property owners Jim Cox and Nancy Sturges are present.

T. Hoogerwerf: gives staff report on parcel, explains error on postings and corrections made.

R. Trusty: opens to the board for questions or comments.

-none-

R. Trusty: opens to the public for any comments or questions, reminds audience of the Open Meeting Laws and the 3 minute commentary limit.

BJ Owens: stands and thanks staff for clarification of error, proceeds to question how dust control will be handled during development?

N. Bierbrodt: There is not any development happening, it is already a subdivision, they are just changing the zoning, not the layout of the lots; any development done will be done by the individuals who purchase the lots.

Jim Cox: states that they have a water truck too, in case its needed.

BJ Owens: ok, so like when I purchased mine. What about wells? Electric? There's a sign that says you're going to include these services.

R. Trusty: Advises Mr. Owens to address the board, not the parcel owner and that the parcel owner will be given the opportunity to address those concerns.

BJ Owens: Apologizes, says that's all the questions he has.

Jim Cox is given the floor & addresses those concerns: There will not be any wells, they will be septic and serviced by Harrisburg Utilities. The purchase of the lots will include the paved driveway, electrical pedestal, and septic. The only disturbance to the land will be when they're installing the drainage fields & water lines, but as he stated previously, they have a water truck and will run it as often as needed to keep the dust down.

R. Trusty: moves back to the board for additional questions or comments.

-none-

R. Trusty: Motion from the board?

Motion to approve docket Z2021-002 for APN 304-39-085 through 304-39-113 as noticed, with the stipulation of signed 207 Waivers for each parcel & BOS approval, made by D. Saiter.

Seconded by R. Bierbrodt.

All in favor to approve Z2021-002 for APN 304-39-085 through 304-39-113 as noticed, with the stipulation of signed 207 Waivers for each parcel & BOS approval

Motion carried.

Approved unanimously (3-0)

Community Development update: Tonya Hoogerwerf, Director of Community Development, addressed the board stating that one of the Supervisors requested that the board discuss moving the meeting times to 4:00pm as there is a need for 3 more members and changing the time will make it easier for people to attend; however, since there are only 3 members present she will have Nicole send an email out to them addressing the request and get their input that way.

The Board of Supervisor's meeting for these dockets will be 03/01/2021.

The next Planning and Zoning meeting will be 03/04/2021.

Motion to adjourn meeting at 3:23 pm made by R. Bierbrodt.

Seconded by D. Saiter.

All in favor to adjourn this regular meeting of the Planning & Zoning Commission at 3:23 pm.

Motion carried.

Approved unanimously (3-0)

February 4, 2021 Planning & Zoning Meeting adjourned at 3:23pm.