



La Paz County Department of Community Development
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LA PAZ COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting / Public Hearing

January 5, 2012 1:30 p.m.

**Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

- 1. Call to Order**
- 2. Approval of December 1, 2011 Planning and Zoning minutes.**
- 3. Docket No. Z2011-009 – Keith Senn - APNs: 311-41-231.** The Applicant is requesting to Rezone the entire parcel from C-2 (General Commercial) to R-1-6 (Low Density Residential Zoning District) in order to develop the parcel with a single family residence. The property is located at 8930 Riverside Drive in Parker, AZ in Township 10N, Range 19W, Section 22 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 4. Docket No. Z2011-010 – Mountain View Investments - APNs: 304-39-008B.** The Applicant is requesting to Rezone 7.97 acres of the Southeastern portion of the parcel from RVP (Recreational Vehicle Park) to C-2 (General Commercial) for an equestrian center and the remaining 146.82 acres of the parcel from RVP (Recreational Vehicle Park) to RVS (Recreational Vehicle Subdivision). The property is located in Salome, AZ in Township 5N, Range 13W, Section 7,8 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 5. Community Development Update**
- 6. Call to Public**
- 7. Adjournment**

Next Planning and Zoning meeting February 2, 2012

**MINUTES of the
La Paz County Planning & Zoning Commission
January 5, 2012 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Acting Chairperson Pat Jones, Commissioners: Chonna Marshall, Al Johnson, Lawanda Laffoon, Doug Wolf and Doyle Thompson Jr., Director Mike Baker, and Administrative Specialist Tianna Parker. Others present were: Millie Johnson, Mary Goodman, Bill Goodman, Art Dobson, Steve Turner, Brian Bernard, Joe Jones, Jim Becker, and Gary Svider.

Agenda Item 1:

Call the Meeting to Order:

Acting Chairperson Jones called the January 5, 2012 Planning and Zoning Commission Public Hearing to order at 1:38 pm.

Agenda Item 2:

Approval of Minutes

Approval of minutes for Thursday, December 1, 2011 Planning and Zoning Public Hearing meeting.

Commissioner Al Johnson made the motion for approval of the December 1, 2011 Planning and Zoning Public Hearing minutes.

Commissioner Doug Wolfe seconded and the motion passed unanimously.

Agenda Item 3:

Docket No. Z2011-009 – Keith Senn - APNs: 311-41-231. The Applicant is requesting to Rezone the entire parcel from C-2 (General Commercial) to R-1-6 (Low Density Residential Zoning District) in order to develop the parcel with a single family residence. The property is located at 8930 Riverside Drive in Parker, AZ in Township 10N, Range 19W, Section 22 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Acting Director Mike Baker discussed that we notified thirty-nine (39) surrounding property owners and received zero (0) negative or positive responses. Mr. Baker further discussed that the nature of this request is similar to the surround property with C2 and

R-1-6 zoning. This request does fit within our Comprehensive Plan. Baker stated that all the packets went out to the Review Committee and there was no adverse response to the request of the rezone. Our Staff is in support of the rezone.

Acting Chairperson Jones called for questions from the Commission.

No questions from the Commission.

Acting Chairperson Jones opened to the public for comments.

No comments from the public.

Commissioner Al Johnson made a motion to approve.

Commissioner Chonna Marshall seconded the motion and the motion passed unanimously.

Agenda Item 4:

Docket No. Z2011-010 – Mountain View Investments - APNs: 304-39-008B. The Applicant is requesting to Rezone 7.97 acres of the Southeastern portion of the parcel from RVP (Recreational Vehicle Park) to C-2 (General Commercial) for an equestrian center and the remaining 146.82 acres of the parcel from RVP (Recreational Vehicle Park) to RVS (Recreational Vehicle Subdivision). The property is located in Salome, AZ in Township 5N, Range 13W, Section 7,8 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Acting Director Mike Baker discussed that we did notify the surrounding property owners within three hundred (300) feet, we did received one letter of opposition to the project. Mike Baker also stated that we send out the Review Committee packets, with no comments. The uses within that area are supportive of the project. Baker discussed that the current zoning is RVP, which you all know that the project has been going on for a year or two now. They are requesting to rezone from RVP to RVS in order to do some sales on the land. Mike stated that they are also planning to develop an equestrian themed portion for the landowners along with a riding arena, stables and possibly some trails. The last plat that they submitted did contain the water retention plan. Mike Baker stated that with only one letter of opposition, our staff is in support of the rezone application.

Acting Chairperson Jones called for questions from the Commission. Jones stated that the District needed to be changed to District 3.

He called if there were any questions from the Commission.

Commissioner Lawanda Lafoon, commented that the Heath Department on the Review Committee paperwork stated that the applicant would need to submit a "208 Consistency Review Form."

Acting Director Mike Baker replied that once the rezone is approved, then when the subdivision paperwork is submitted that would be in effect and they would have to follow through on the "208 Consistency Review Form."

Acting Chairperson Jones called for questions from the public.

Mary Goodman discussed the western most portion of her parcels are bordering the parcels that are being discussed for rezone, so their sewage treatment is at the end of their property but that has been taken care of. Ms. Goodman also stated she would like to go on record protesting the rezoning to RVS. She stated that she has been made aware that there are as many as five hundred (500) lots and a equestrian center looking to be built. She goes on to state, that they have two active FAA runways on the property lines of the parcels in question. Mary Goodman is concerned that the new owners of the Mountain View Estates will complain about the noise from the aircraft at the two runways. Mary Goodman stated she does not think that the concentration of people should be placed under the path to the runway unless they are given the knowledge of the airports. She also said that something needs to be added to the paperwork when a person is going to purchase property at Mountain View Estates about the knowledge of the airports and the new owners consent that they are not able to complain about the noise or the airports. She would also like owners to be notified there will be not trespassing on to their property by foot, vehicle or horseback. Mary discussed that she is also concerned about water drainage from the property, washes out their property. They have been ensured from Mountain View that the water concerns will be addressed. She went on to say Western Skies Runway has been active since World War II and Sleepy Hallow Ranch Airport has been active since 1999. She stated that they understand they cannot stop progress, Mountain View should have the right to use their property but no by infringing on anyone else's property use rights.

Acting Chairperson Jones called for any further comments from the public.

Arthur Dobson commented that he is also a resident of Salome and flies in and out of Sleepy Hallow airport. He stated he has concerns about getting complaints from the noise of the airports as other airports have, if the stipulations are not written into the rules at the beginning. He discussed that he does not want this issue to end up in lawsuit after lawsuit. He stated he would like the Board to consider this at this time.

Acting Chairperson Jones called for any further comments from the public.

Jay Donaldson, with Mountain View, discussed that they would like to be a good neighbor, as they showed that with the concerns about the airstrip a couple years ago. He stated he understands the Goodman's concerns with the complaints on the aircraft traffic, he went on to say that all the times he has been out at the property he has only seen one aircraft land, which was yesterday. Jay also stated that in their disclosure they have to disclose that there are two airports in the area, so they will not be hiding any information about the airport or aircraft. He stated in regards to the water drainage issues, they have their engineers here today if anyone has any questions. The water drainage issue, engineers have formulated that less water going off the property then current amount.

Bill Goodman, he stated he was the neighbor to the Mountain View Property, and if the airports concerns are not put in the deeds there will be complaints. He would like to see that a stipulation be added to the deed when a property is purchased so they are not able to complain. He stated that just notifying the owners would not be good enough.

Acting Chairperson Jones called for any further comments from the public.

Acting Chairperson Jones called for any comments from the Commission.

Acting Chairperson Jones stated he has a couple questions on the stipulations regarding the concern about drainage and FAA runway concerns. Do those need to be put in as stipulations?

Acting Director Mike Baker responded that within our regulations the drainage issues are covered under our Flood Control District. Before the development, we will get the drainage plans and ensure that they are following procedures to keep the water on their property regarding ponds and retention plans. There are two washes that go through the property. Baker stated that they would have to ensure that no more than what goes on the property would leave the property.

Acting Chairperson Jones asked about notifying property owners about aircraft and runway as a county what is our requirements?

Acting Director Mike Baker stated that at this point there does not need to any stipulation, in our new ordinance we have a specific section for FAA and anytime they are dealing with a runway they have to comply with the FAA regulations. He stated that they would have to comply with the 200-400 feet requirement. He said he has not had to deal with FAA runways in this capacity so will have to research what would be the best route if we need to contact the FAA.

Acting Chairperson Jones stated that normally the owner would get a certificate from the FAA and listing your requirements that need to be complied with. He stated that he is still unsure if we need to put a stipulation regarding Mountain View having to notify the property owners about the airport and runway?

Acting Director Mike Baker stated that under the real estate laws they have report that they divulge. He stated, that we need to speak with our legal department if we can legally add something in the stipulation that the neighbors cannot complain. Baker stated that we would look into that because of the 207 Waiver.

Acting Chairperson Jones said that we are only the Rezoning Commission, so at this point we only need to be concerned with the Rezone at this point.

Acting Direct Mike Baker responded that yes this is something that our legal department will have to look at, at the Board of Supervisor level. He will look into this issue further for the Board of Supervisor meeting.

Acting Chairperson Jones called for any comments from the Commission

Commissioner Doug Wolfe made a motion to approve with the 207-waiver stipulation.

Commissioner Al Johnson seconded the motion and the motion passed unanimously.

Agenda Item 5:

Community Development Update

Acting Director Mike Baker stated our regulations were approved at the Board of Supervisor meeting, in effect January 5, 2012, with the added FAA element we just discussed in the previous case. Mike stated that the regulation books would be for sale on Monday, January 9, 2012. The committee will get copies at the next meeting and the cost will be \$25.00. The three ring binder will make it easier when we make amendments and we will be sending out a notification to all those who buy the regulations.

Baker went on to say the Family Dollar in Salome have picked up their permits and awarded a contractor. They should be breaking ground in February. The Family Dollar iare hoping to be built by May.

Baker discussed that at Pirates Den they are pushing to open the restaurant in the next couple weeks. They would like to start serving in the summer and Labor Day weekend. We are in the process of working out the current sewer and Buckskin Sewer to get them hooked up by then as well.

Mike discussed that Intaglio the RV development outside of Bouse, are waiting for plans but they are hoping to break ground in March. Another feature they will be bringing in a café and a store.

Regarding The Solar Reserve project, which is 10 miles north of Quartzsite. They are planning to be breaking ground at the end of 2013. It will be a 65-foot tower that will employ 1500 employees.

Mike stated there will be two properties that will be coming in to rezone to the new PU zoning within our new regulations soon. They are both in the Vicksburg corridor, and they are opening up to research on Green Alternatives and will be ground-mounted technologies, no towers. Both will be significant for us in the future.

In the first 6 months of year, permits have increased from last year. Planning has increased as well, for rezoning and final plats.

Acting Chairperson Jones would like to thank the staff for the new regulations.

Acting Chairperson Jones asked if there any further questions?

No comments arose

Call to Public 6:

No comments or questions received from the public.

Mary Goodman commented that she would like to commend the Community Development, they have become user friendly. She is happy that we are all on the same page, a big change from the past. She stated that everyone is very helpful with his or her advice.

Agenda Item 7::

Adjournment

Acting Chairperson Jones called for a motion to adjourn the January 5, 2012, meeting at 2:05 pm.

January 5, 2012
P&Z Meeting

Commissioner Al Johnson made a motion to adjourn the January 5, 2012, Planning and Zoning Commission meeting.

The motion was seconded by **Commissioner Doug Wolf** and the motion passed unanimously.

The meeting adjourned at 2:05 pm.

Pat Jones, Acting Chairperson

Mike Baker, Acting Director

Tianna Parker, Administrative Assistant



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
February 2, 2012 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

AGENDA

- 1. Call to Order**
- 2. Approval of January 5, 2012 Planning and Zoning minutes.**
- 3. Docket No. Z2012-001 – Robert & Patricia Heisel- APNs: 306-05-019F.** The Applicant is requesting to Rezone the entire parcel from SR-3 (Suburban Ranch, Three (3) Acre Parcels) to SR-1 (Suburban Ranch, One (1) Acre Parcels) in order to subdivide the parcel in one (1) acre parcels. The property is located at 51041 Idaho Lane in Salome, AZ in Township 14N, Range 16W, Section 13 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 4. Community Development Update**
- 5. Call to Public**
- 6. Adjournment**

Next Planning and Zoning meeting March 5, 2012

**MINUTES of the
La Paz County Planning & Zoning Commission
February 2, 2012 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Acting Chairperson Pat Jones, Commissioners: Chonna Marshall, Al Johnson, Lawanda Laffoon, Ron Swan and Doyle Thompson Jr., Director Mike Baker, and Administrative Specialist Tianna Parker. Others present were: Millie Johnson and Robert Heisel

Agenda Item 1:

Call the Meeting to Order:

Acting Chairperson Jones called the February 2, 2012 Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Agenda Item 2:

Approval of Minutes

Approval of minutes for Thursday, January 5, 2012 Planning and Zoning Public Hearing meeting.

Commissioner Al Johnson made the motion for approval of the January 5 , 2012 Planning and Zoning Public Hearing minutes.

Commissioner Chonna Marshall seconded and the motion passed unanimously.

Agenda Item 3:

Docket No. Z2012-001 – Robert & Patricia Heisel- APNs: 306-05-019F. The Applicant is requesting to Rezone the entire parcel from SR-3 (Suburban Ranch, Three (3) Acre Parcels) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division of the parcel in to one (1) acre parcels. The property is located at 51041 Idaho

Lane in Salome, AZ in Township 14N, Range 16W, Section 13 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Acting Director Mike Baker discussed that the property is in the Brenda area, even though the address has Salome address. He went on to say that, the staff contacted four property owners that were within three hundred feet and we did not receive any opposition or support. The Health Department stated in the Review Committee Sheet, that the septic system permit number was 062028, and the applicant will need to stay within the fifty feet when the land split happens. Mike stated that when the application for the land splits comes into our office then, we will verify they are within regulation on the septic system.

Mike stated that the Public Works, Right of Way Officer stated in the Review Committee Sheet, they are concerned with the lack of legal access that will need to be addressed with the current owner. Currently there is only one legal access to the property so when the split does occur, Mike stated that we will ensure that the proper easement is recorded.

Mike discussed that the staff recommendation is to approve this rezone with two stipulations. First being the 207 Waiver needs to be signed and the second to provide legal access to the future properties.

Acting Chairperson Jones called for questions from the Commission.

No questions from the Commission.

Acting Chairperson Jones opened to the public for comments.

No comments from the public.

Commissioner Morris Sevada made a motion to approve.

Commissioner Doyle Thompson Jr. seconded the motion and the motion passed unanimously.

Agenda Item 4:

Community Development Update

Acting Director Mike Baker stated our regulations did go into affect January 6, 2012. They seemed to be liked by the real estate and the other people in the community so far. With the Public Utility District that we added to the regulations, we so far have had four people come in with interest in it.

Mike stated that he meet with Enviromissions, which is the tower that plans to open just outside of town. They are moving forward and preparing their plans and hope to be breaking ground in September or October timeframe. We are still waiting for them to provide an environment impact statement.

Mike discussed that the Solar Reserve, which is the tower just north of Quartzsite, seems to be very well received within the town of Quartzsite. They are hoping to break ground first of next year as well. If both the two solar projects are happening at the same time, they are thinking about one thousand employees with need to be hired for the project.

Mike stated that the Family Dollar in Salome have demoed the Feed store and they should have the footings done by end of next week. They are hoping to have the store open by the end of March.

Mike stated that there are still a couple subdivisions that have been working on their plat process.

Mike handed out the new regulations to the Commissioners, he stated that we went with the three hole binder for easier access and easier to make changes. He discussed that there are some typos and those will be fixed quarterly. The zoning maps are online and not in the regulations due to the constant changes that occur with those maps.

Mike went on to say that we are hoping to get some infrastructure plans from Mountain View Estates soon.

Mike discussed that there is some interest in someone purchasing the Toscana property, which is upriver. The person in interest would like to finish with the development of the project as originally planned.

Acting Chairperson Jones asked if there is any concerns about that property and the current Buckskin Fire Lawsuit?

Acting Director Mike Baker stated that no, the lawsuits will not effect that purchase. The possible new owner just wants to move forward.

Acting Chairperson Jones asked if there any further questions?

No comments arose

Call to Public 6:

No comments or questions received from the public.

Agenda Item 7::

Adjournment

Acting Chairperson Jones called for a motion to adjourn the February 2, 2012, meeting at 1:43 pm.

Commissioner Al Johnson made a motion to adjourn the February 2, 2012, Planning and Zoning Commission meeting.

The motion was seconded by **Commissioner Ron Swan** and the motion passed unanimously.

February 2, 2012
P&Z Meeting

The meeting adjourned at 1:43 pm.

Pat Jones, Acting Chairperson

Mike Baker, Acting Director

Tianna Parker, Administrative Assistant



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
March 1, 2012 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

AGENDA

- 1. Call to Order**
- 2. Approval of February 2, 2012 Planning and Zoning minutes.**
- 3. Docket No. Z2012-003 – Wyman, Larry & Charles – APNs: 306-05-018.**
The Applicant is requesting to Rezone the entire parcel from RA 40 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land divisions. The property is located at 51182 61st Street in Salome, AZ in Township 4N, Range 16W, Section 13 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 4. Community Development Update**
- 5. Call to Public**
- 6. Adjournment**

Next Planning and Zoning meeting April 5, 2012

**MINUTES of the
La Paz County Planning & Zoning Commission
March 1, 2012 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Pat Jones, Chonna Marshall, Al Johnson, Lawanda Laffoon, Ron Swan, Morris Sevada, and Doyle Thompson Jr., Director Mike Baker, and Administrative Specialist Tianna Parker. Others present were: Millie Johnson and Larry Wyman.

Agenda Item 1:

Call the Meeting to Order:

Chairperson Gory called the March 1, 2012 Planning and Zoning Commission Public Hearing to order at 1:31 pm.

Agenda Item 2:

Approval of Minutes

Approval of minutes for Thursday, February 2, 2012 Planning and Zoning Public Hearing meeting.

Commissioner Morris Sevada would like his name added to the February 2, 2012 meeting minutes.

Commissioner Al Johnson made the motion for approval of the February 2, 2012 Planning and Zoning Public Hearing minutes.

Commissioner Pat Jones seconded and the motion passed unanimously.

Agenda Item 3:

Docket No. Z2012-003 – Wyman, Larry & Charles – APNs: 306-05-018.

The applicant is requesting to Rezone the entire parcel from RA 40 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division. The property is located at 51182 61st Street in Salome, AZ in Township 4N, Range 16W, Section 13 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Acting Director Mike Baker discussed that there was six (6) neighbors were notified, with no opposition. The applicant would like to break the original down into five (5) parcels. The surrounding parcels zoning districts are in line with our Comprehensive Plan. We received no opposition from the Review Committee on the case. There is no HOA association associated with the property in question. Staff is in approval for the Rezone with one stipulation 207 waiver. Mike Baker went on to ask if the Commission would need an explanation on the 207 waiver?

No questions arose on the 207 waiver.

Acting Director Mike Baker went on to say that the staff is recommending approval for the rezone.

Chairperson Gory asked about the property to the south regarding the easement?

Acting Director Mike Baker explained that there is a 50 foot easement to the south of the property looking for rezoning.

Chairperson Gory called for questions from the Commission.

No questions from the Commission.

Chairperson Gory opened to the public for comments.

No comments from the public.

Commissioner Doyle Thompson III made a motion to approve with the stipulation of the signature of the 207 waiver.

Commissioner Pat Jones seconded the motion and the motion passed unanimously.

Agenda Item 4:

Community Development Update

Acting Director Mike Baker stated that last meeting we distributed all the new zoning regulations to the commission. We are still finding minor errors that will be changed on a quarterly basis.

Chairperson Gory stated that after looking through the new regulations, he liked to book and it is much more user friendly than the old one.

Acting Director Mike Baker discussed that yes with the way the book is organized it is much easier to find guidelines with each category as it own. Plus now we have more new changes such as the regulations FAA on approved airstrips, which will help clarify something's that were in question in the old regulations.

Mike Baker we have interest in three property owners that will be using the PU permit. We are hoping that the three of them come in and apply within the next couple months.

Mike went on to say the Family Dollar in Salome has a target to open first week in April. They had a couple issues with some of the inspections but everything has been fixed and they are moving forward quickly.

Going on Enviromissions is meeting with us next to discuss permit issues and further developments. The County approved to have alternative energy source with the new regulations.

Mike stated that Pirates Den are in the process of starting the construction on the restaurant. Pirates Den are hoping to be open by May for the Labor Day weekend.

Baker went on to discuss the Code Enforcement within the department has become an issue since we have not a code enforcement since our department was down sized. We have brought in Juan part time for a couple hours a week to help manage the cases in concern.

Mike stated that we have had a couple Cell Tower upgrades permits, one being on Smith Peak.

Chairperson Gory stated that he enjoys the in-depth updates throughout the county. Plus updates on the projects that we have passed in past, are great to hear.

Chairperson Gory asked if there any further questions.

Al Johnson requested a six month leave for a mission starting in April. He asked if the commission and Community Development would have any issues regarding this.

Acting Mike Baker stated that we do not see a problem with him taking leave as Mr. Robert Gory did recently, especially for the purpose of the leave.

Call to Public 6:

No comments or questions received from the public.

Agenda Item 7:

Adjournment

Chairperson Gory called for a motion to adjourn the March 1, 2012, meeting at 1:50 pm.

Commissioner Ron Swan made a motion to adjourn the March 1, 2012, Planning and Zoning Commission meeting.

The motion was seconded by **Commissioner Al Johnson** and the motion passed unanimously.

The meeting adjourned at 1:43 pm.

Robert Gory, Chairperson

Mike Baker, Acting Director

Tianna Parker, Administrative Assistant



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting / Public Hearing

April 5, 2012 1:30 p.m.

**Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

- 1. Call to Order**
- 2. Approval of March 1, 2012 Planning and Zoning minutes.**
- 3. Docket No. Z2012-002 – You and Me, LLC- APNs: 307-17-045.** The Applicant is requesting to Rezone the entire parcel from RA-5 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division of the parcel into one (1) acre parcels. The property is located at 28603 Desert Heights Drive in Bouse, AZ in Township 7N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 4. Docket No. Z2012-004 – Vicksburg Construction, LLC - APNs: 305-12-002Q.** The Applicant is requesting to Rezone the entire parcel from RA-5 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division. The property is located at 57289 Eden Park Road in Salome, AZ in Township 4N, Range 15W, Section 1 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 5. Docket No. Z2012-005 – Haggart and Burroughs - APNs: 305-32-008B.** The Applicant is requesting to Rezone the entire parcel from RA-40 (Rural Area, 40 acres) to RA-5 (Rural Area, 5 acres) for future land division. The property is located at 54550 66th Street in Salome, AZ in Township 5N, Range 15W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 6. Community Development Update**
- 7. Call to Public**
- 8. Adjournment**

Next Planning and Zoning meeting May 3, 2012

**MINUTES of the
La Paz County Planning & Zoning Commission
April 5th, 2012 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Pat Jones, Chonna Marshall, Al Johnson, Ron Swan, Morris Sevada, Doyle Thompson Jr., Doug Wolfe, Acting Director Ken Olkowski and Acting Administrative Assistant Christine DeMoss. Others present were: Millie Johnson, Walter Cwiklewski, Robert Kranz, Bruce Johnson and Joe Dees.

Agenda Item #1:

Call the Meeting to Order:

Chairperson Gory called the April 5th, 2012 Planning and Zoning Commission Public Hearing to order at 1:32 pm.

Agenda Item #2:

Approval of Minutes

Approval of minutes for Thursday, March 1, 2012 Planning and Zoning Public Hearing meeting.

Commissioner Sevada made the motion for approval of the March 1, 2012 Planning and Zoning Public Hearing minutes.

Commissioner Swan seconded and the motion passed unanimously with one abstention from Commissioner Doug Wolfe.

Agenda Item #3:

Chairperson Gory requested Staff to described Agenda Item #3.

Acting Director Ken Olkowski described **Docket No. Z2012-002 – You and Me, LLC-APN: 307-17-045**. The Applicants are requesting to Rezone the entire parcel from RA-5 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division of the parcel into one (1) acre parcels. The property is located at 28603 Desert Heights Dr. located in Bouse, AZ in Township 7N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2.)

Acting Director Ken Olkowski gave the Staff report. He said two comments were received from the Review Committee. The Health Dept. noted that no septic permits

were on file and Public Works commented that Desert Heights Dr. was not accepted nor maintained by the County meaning it is a private road. He added that although this parcel was located near the main Bouse wash (with a flood zone of A/E) he advised this property was in the floodplain and was still developable with raised structures. He described surrounding land uses as being zoned SR and RA. Acting Director Olkowski stated Staff recommended approval with one stipulation: Applicants to sign the A.R.S. 12-1134 (207) waiver. Mr. Olkowski said he was available for questions.

Chairman Gory call for questions from the Commission.

Chairman Gory wanted confirmation that Desert Heights Dr. was the designated access road and was to be privately maintained by the Applicants.

Acting Director Olkowski stated Desert Heights Dr. ran North to South located to the West side of this parcel and would be the access road to any future parcels created by the Applicants via land division. He confirmed the access road was privately maintained by surrounding property owners who use it.

Chairman Gory opened the meeting up to the public. There being no comments or questions, he called for a motion.

Commissioner Johnson made a motion to approve **Docket No. Z2012-002 – You and Me, LLC- APN: 307-17-045** to rezone the entire parcel from RA-5 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division of the parcel into one (1) acre parcels with the stipulation the Applicants must sign an A.R.S. 12-1134 (207) waiver. **Commissioner Swan** seconded the motion and the motion passed unanimously.

Agenda Item #4:

Chairperson Gory requested Staff to described Agenda Item #4.

Acting Director Olkowski described **Docket No. Z2012-004 – Vicksburg Construction, LLC - APN: 305-12-002Q**. The Applicant is requesting to Rezone the entire parcel from RA-5 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division. The property is located at 57289 Eden Park Road in Salome, AZ in Township 4N, Range 15W, Section 1 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Acting Director Olkowski gave the Staff report. He said The Public Works Right-of-Way Agent commented that no easements were in place and that there would be no maintenance by the County until the road was built to County standards and formally accepted. He described land to the North as being RVP, C-2 and SR1 (Recreational Vehicle Park, General Commercial and Suburban Ranch One Acre) Zoning Districts and that this request was within our Comprehensive Plan. Acting Director Olkowski stated 7 surrounding property owners were notified with no comments or objections

received. He said Staff recommended approval with the stipulation the Applicant is to sign an A.R.S. 12-1134 (207) waiver. Mr. Olkowski said he was available for questions.

Chairperson Gory said regarding the R-O-W Agent statement on the Staff report, was this a utility easement or private easement? He asked if the easement should be dedicated to the County so no one in the future could shut off the road.

The Applicant, Walter Cwiklewski, approached the Commission. He described access was off Eden Park Rd located to the South of this parcel. He said this was already a dedicated street as it also serves as access for the existing Eden Park Subdivision.

Acting Director Olkowski referred to the Assessor' Parcel Map showing that Eden Park Rd. was depicted as legal access and was located to the South of this parcel.

Chairperson Gory asked if this was the only access because in La Paz County's rural areas, access was tricky. In fact, he knew of property owners suing other property owners for issues such as stringing across barbed wired and blocking off legal access.

Acting Director Olkowski informed the Commission that he found a record of survey (2009-1585) in the file, which indicated Eden Park Rd. was a 50 ft wide paved easement that has been dedicated to La Paz County. Therefore, there was no access issue(s).

Commissioner Jones thanked Mr. Olkowski for the clarification regarding legal access and agreed with Chairperson Gory that land locking parcels can't be allowed in the County.

Chairman Gory opened the meeting up to the public. There being no comments or questions, he called for a motion.

Commissioner Wolfe made a motion to approve **Docket No. Z2012-004 – Vicksburg Construction, LLC – APN: 305-12-002Q** to Rezone the entire parcel from RA-5 (Rural Area) to SR-1 (Suburban Ranch, One (1) Acre Parcels) for future land division with the stipulation that the Applicant sign the A.R.S. 12-1134 (207) waiver. **Commissioner Swan** seconded the motion and the motion passed unanimously.

Agenda Item #5:

Chairperson Gory requested Staff to describe Agenda Item #5.

Acting Director Olkowski described Item #5 **Docket No. Z2012-005 – Haggart and Burroughs – APN: 305-32-008B**. The Applicant is requesting to Rezone the entire parcel from RA-40 (Rural Area, 40 Acres) to RA-5 (Rural Area, 5 Acres) for future land division. The property is located at 54550 66th Street in Salome, AZ in Township 5N,

Range 15W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona
(Board of Supervisors District 3)

Acting Director Ken Olkowski gave the Staff report. He said 2 comments were received from the Review Committee: The Health Dept. advised there was a septic permit for this parcel: #5823. They advised the owner should maintain property line setbacks for the septic system of 50 ft. from property lines so that the system will remain in compliance post land division. Mr. Olkowski said that no part of a wastewater system, tank or leach lines, can cross property boundary lines. The R-O-W Agent said no easement from McVay Road was in place, however, Acting Director Olkowski stated that per Assessor's Parcel Map 305-32 page 6 of 6, DKT 990-591 shows 66th Street as a dedicated 33 ft wide easement located to the North of this parcel thereby providing good legal access. He described 66th Street as a dirt road that provided ingress and egress via McVay Rd, which in turn is accessed off Hwy 72. He said Staff recommended approval with the stipulation that the Applicants sign an A.R.S. 12-1134 (207) waiver. He said he was available for comments.

Chairperson Gory commented that private dirt roads were subject to change due to weather conditions, etc. He said he'd like to see 66th Street be County maintained someday in the future.

Commissioner Jones commented that surrounding parcel owners could provide legal access (that could ultimately be dedicated to the County), as the surrounding area grows and develops.

Chairman Gory opened the meeting up to the public. There being no comments or questions, he called for a motion.

Commissioner Johnson made a motion to approve **Docket No. Z2012-005 – Haggart and Burroughs – APN's: 305-32-008B** to Rezone the entire parcel from RA-40 (Rural Area, 40 acres) to RA-5 (Rural Area, 5 acres) for future land division with the stipulation that the Applicant sign an A.R.S. 12-1134 (207) waiver. **Commission Jones** seconded the motion and the motion passed unanimously.

Agenda Item #6:

Chairperson Gory requested Staff to discuss Agenda Item #6 Community Development Updates.

Acting Director Ken Olkowski advised the Family Dollar retail store in Salome was scheduled to open soon. He also commented that the Pirates Den Restaurant located on the river in La Paz County Park was also nearing its' grand opening. He also described an increase in site built homes throughout the County. And, although Community Development has no full time Code Enforcement Officer, the Building Dept. had stepped up and was in the process of getting some major messes cleaned up.

Chairperson Gory thanked Staff knowing the Dept. had gone through a reduction in personnel.

Agenda Item #7 - Call to Public:

Joe Dees approached the Commission. He said he owned property in the Castle Lakes Subdivision located in Salome, Arizona. He asked how the previous Director of Community Development could turn a dedicated utility easement into an access road?

Chairperson Gory said sometimes when roads are dedicated they get recorded. He suggested he look at the Subdivisions history.

Mr. Dees said Tom Simmons and Scott Bernhart had declared the road the West, Harquahala Dr. as impassable due to a main wash. Therefore, they changed property addresses to Utility Way, which was depicted as a 16 ft. wide utility easement on the Subdivision plat map.

Chairperson Gory advised the Commission could not respond to Mr. Dees today, as they did not have the full history of this issue.

Commissioner Jones recognized Mr. Dees as having brought this up at the last meeting of the Board of Supervisors during their Call to the Public. At that hearing, he said Mr. Dees was informed that Staff would be advised to look into this matter.

Acting Chairman Olkowsi described Castle Lakes as a failed subdivision whose original development went bankrupt before getting all of the infrastructure into place. He said about 2 years ago, Tom Simmons from Public Works determined that driveways could not be constructed to access those parcels located on Harquahala Rd. due to the wash. He said subsequently, Mr. Bernhart changed an address from Harquahala to Utility Way after an application was received to place a manufactured home on one of these parcels. Mr. Olkowski said this issue had resurfaced as more property owners applied for permits to develop their parcels off Harquahala Rd. He said due to Mr. Dees appearance at the last BoS hearing, Supervisor Irwin, Development Services Director Mike Baker, as well as Deputy County Attorney Glenn Buckelew, felt a work session was necessary to discuss this important matter.

Commissioner Wolfe questioned how Mr. Simmons and Mr. Bernhart had the authority to make that kind of decision?

Discussion ensued among the Commission Members regarding the creation and history of the Castle Lakes Subdivision. And although Chairperson Gory commented that the Commission could not act on this as it was not on the Agenda, he informed Mr. Dees that Staff would be looking into this by getting a work session together on this matter as soon as possible.

Agenda Item #8:

Adjournment

Chairperson Gory called for a motion to adjourn the April 5, 2012, meeting at 2:05 pm.

Commissioner Swan made a motion to adjourn the April 5, 2012, Planning and Zoning Commission meeting.

The motion was seconded by **Commissioner Johnson** and the motion passed unanimously.

The meeting adjourned at 2:05 pm.

Robert Gory, Chairperson

Ken Olkowski, Acting Director

Christine DeMoss for Tianna Parker



La Paz County Department of Community Development
Mike Baker, Development Services Director
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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
May 3rd, 2012 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

AGENDA

- 1. Call to Order**
- 2. Approval of April 5th, 2012 Planning and Zoning Minutes.**
- 3. Docket No. TR2012-001 – Mountain View RV Resort/Tentative Plat – APN's: 304-39-008B&C.** The Applicants are requesting Tentative Plat approval in order to develop a Luxury RV Facility with RV Spaces, Park Amenities, as well as its' own Waste Water Treatment Plant. The Tentative Plat describes APN: 304-39-008B as Parcel #1, a 154.86 acre parcel to be developed in 4 phases for a total build-out @ 680 RV Lots. This 154.86 acre parcel also shows park amenities that include: Office, Club House, Pool, Community Farm, Citrus Grove, Equestrian Facility, Dog Walks, Fire Pit Areas as well as Volleyball and Tennis Courts. The Tentative Plat describes APN: 304-39-008C as Parcel #2, a 4 acre parcel dedicated for the parks Waste Water Treatment Plant and Water Campus Site. Parcel #1 is located at 65251 Hall Street and Parcel #2 is located at 65001 Hall St., Salome, AZ 85348. They are further described as being located in Township 5N, Range 13W, Sections 7 & 8 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 4. Community Development Update**
- 5. Call to Public**
- 6. Adjournment**

Next Planning and Zoning meeting June 7th, 2012

**MINUTES of the
La Paz County Planning & Zoning Commission
May 3rd, 2012 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Pat Jones, Chonna Marshall, Ron Swan, Morris Sevada, Doyle Thompson Jr., Doug Wolfe, Building Inspector Ken Olkowski and Acting Administrative Assistant Christine DeMoss. Others present were: Sally Norris, Dwight Zemp, Jane Donaldson, Steve Turner, Joe Jones and Brian Bernard.

Agenda Item #1:

Call the Meeting to Order:

Chairperson Gory called the May 3rd 2012 Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Agenda Item #2:

Approval of Minutes

Approval of minutes for Thursday, April 5th, 2012 Planning and Zoning Public Hearing meeting.

Commissioner Marshall made the motion for approval of the April 5th, 2012 Planning and Zoning Public Hearing minutes.

Commissioner Jones seconded and the motion passed unanimously.

Agenda Item #3:

Chairperson Gory requested Staff to described Agenda Item #3.

Building Inspector Ken Olkowski described **Docket No. TR2012-001 – Mountain View RV Resort/Tentative Plat – APN's: 304-39-008B&C.** The Applicants are requesting Tentative Plat approval in order to develop a Luxury RV Facility with RV Spaces, Park Amenities, as well as its' own Waste Water Treatment Plant. The Tentative Plat describes APN: 304-39-008B as Parcel #1, a 154.86 acre parcel to be developed in 4 phases for a total build-out @ 680 RV Lots. This 154.86 acre parcel also shows park amenities that include: Office, Club House, Pool, Community Farm, Citrus Grove, Equestrian Facility, Dog Walks, Fire Pit Areas as well as Volleyball and Tennis Courts. The Tentative Plat describes APN: 304-39-008C as Parcel #2, a 4 acre parcel dedicated for the parks Waste Water Treatment Plant and Water Campus Site.

Parcel #1 is located at 65251 Hall Street and Parcel #2 is located at 65001 Hall St., Salome, AZ 85348. They are further described as being located in Township 5N, Range 13W, Sections 7 & 8 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Building Inspector Ken Olkowski gave the Staff report. He said the Health Department had the following comments: 1) An Aquifer Protection Permit (APP) application must be submitted to ADEQ for approval of the proposed wastewater treatment facility and, 2) At the time of APP application, a 208 Consistency Review Form should be submitted to both the Health Dept. and ADEQ for review to determine if an amendment to the La Paz County 208 Plan is required. If an amendment is required, the process takes approximately 18 months. Mr. Olkowski said ADOT requested the following: 1) A Traffic Impact Analysis (TIA) for the intersection of Hall Street and Hwy 60 and, 2) Improvements may be required at the intersection by the developer. APS said: 1) Major upgrades of facilities may be needed to service customer. Atkins Engineering/Mr. Kevin McDonald, P.E. had the following comments/red lines regarding the Tentative Plat: (Sheet 1) 1. Revise the Flood Zone information to reflect the correct FIRM map and, 2. Missing information in the Phase Area Table. Please fill in the missing information. 3. Update the Legend to reflect only the items relating to this plan. 4. Add a North arrow to the Site Index map. 5. See redlines for additional comments. (Sheet 2) 1. Revise Hall Road to Hall Avenue. 2. Below the typical Loop Road and Local Street sections, add the applicable street names that are associated with the respective typical section. 3. The Phase plan and Project Boundary map is difficult to see the phasing. Suggest adjusting the line weights for the site plan to make the phasing more legible. 4. See redlines for additional comments. (Sheet 3-8) 1. Adjust the existing topography background so the proposed design is more legible. 2. Dimension the street and rights-of-way on Hall Avenue. 3. Plan does not show any proposed grading. Add approximate grades for proposed streets and pads. 4. Add existing street grades. 5. Reduce the line weights for the proposed sewer and water within the proposed streets. 6. It appears that there are drainage courses crossing the proposed streets. Show all proposed drainage features. 7. Show and label the existing property boundary and any existing easements. 8. Show and label any proposed easements. 9. See redlines for additional comments. He advised 6 surrounding property owners were notified with 1 letter (an e-mail sent to Supervisor Holly Irwin) received from Mary and William Goodman which they requested be read into the record verbatim: "Hello Supervisor Irwin, My husband and I have some concerns about Mountain View RV Resort's tentative plat hearing. We have concerns over water drainage from the property. We have been assured that provisions have been made by Mountain View addressing the drainage. We would like to make sure the concerns will be addressed. We are subjected to a large amount of drainage now, during and after a heavy rain that washes out a portion of our property, due to a neighbor altering a wash emptying onto our property. We have no objections to the grading of the plat as long as our property and runways are protected from damage caused by uncontrolled runoff of waters created by alterations or additions to the property adjoining our property. We would appreciate this letter being read into the minutes to have it recorded as a part of the meeting, not just mentioned as 'a letter

received from the Goodman's voicing concerns.' Thank you for you time. Sincerely, William and Mary Goodman, 37780 Sheepy Hollow Lane, Salome, AZ 85348, APN: #304-39-036G & H, cc: Robert D. McCoy, Attorney." Acting Director Ken Olkowski said Staff recommended approval with the stipulation Applicants to sign an A.R.S. 12-1134 (207) waiver. Mr. Olkowski said he was available for questions.

Chairman Gory called for questions from the Commission.

Chairman Gory commented this was a good size list of things to accomplish prior to any construction by the Applicants.

Acting Director Olkowski stated the Applicants had to make all corrections prior to submitting the Tentative Plat to the Board of Supervisors.

Chairman Gory said he liked to help projects like this move along, on the other hand, he would prefer to see all Review Committee issues addressed prior to coming before the Commission. He described the Commission as a filter for the Supervisors. He realized this was Tentative Plat but asked Mr. Olkowski if he knew what phase the Applicants were at as far as their timeline and getting all that has been requested accomplished?

Acting Director Olkowski stated the Applicants did receive a copy of the Staff report as well as all letters of correspondence from the Review Committee, however, they did not receive the actual red lined Tentative Plats: (1 set red lined by Mike Baker and 1 set red lined by Kevin McDonald, P.E. from Atkins Engineering.) He advised the Applicants would be allowed to take the red lined plans with them today.

Commissioner Jones said the development can't go anywhere until the Applicants get an approved Tentative Plat through the Board of Supervisors. He said the Commission did not look at drainage, water or Federal and State requirements. He said the motion needed to be in depth to cover everything (i.e. all the red line comments and Review Committee recommendations.)

Acting Chairman Olkowski said from what he understood, the Tentative Plat would not go before the Board of Supervisors until all issues have been addressed, especially for a project this size. He noted that Final Plats bypass the Commission and go straight to the Board if Supervisors.

Chairman Gory said this was crucial for tracking development as they propose to develop in phases.

Chairman Gory said there being no further questions from the Commission, he opened it up to comments from the Public.

Brian Bernard, advised he was the Civil Engineer for the project and was representing Mountain View Investments. He stated he received a copy of the

Review Committee and Engineer's written comments, however, did not see the actual red lined Tentative Plats until today (1 set from Mike Baker and 1 set from Atkins Engineering.) He said regarding the letter from Atkins Engineering, he didn't see any real issues that couldn't be handled. In fact, he contacted Mr. McDonald directly and the only real issue was that he wanted proposed grades on the streets and pads, however, the La Paz County checklist only called for grades on the streets. He said everything else noted would be fixed prior to the Board of Supervisors meeting and suggested Mike Baker could validate this. As far as drainage, State law and County Code required the Subdivision not to drain water onto adjacent properties. He said they have designed a preliminary drainage report indicating they would bypass all existing washes to let them run their natural course through the property.

Chairman Gory asked if there would be retaining ponds within the Subdivision.

Mr. Bernard said there were quite a few retention ponds all over the site that would retain the drainage produced on the property. All other natural drainage would be allowed to run its course through the natural washes on site. He noted a North/South private runway (located adjacent to this site on the East side) helped divert water flow to the South.

Commissioner Jones said the final drainage plan would show all elevations and grades the inspectors would need to see.

Mr. Bernard agreed saying when they get into final design, obviously the detail is very substantial so when they work with Kevin McDonald he will have all of their calculations. He said the further they got into the detail it would show the size of the ditches and how much water they'd be carrying, etc. He said the Engineer must stamp and approve the drainage plan at Final Plat. Mr. Bernard said ADOT's egress and ingress issue off Hwy 60 would be addressed and they realized APS possibly needs a service upgrade to support this project. He said the APP and 208 Consistency Review Form had been submitted and the 208 had been approved.

Chairman Gory asked if they had an agreement with APS regarding a possible service upgrade.

Mr. Bernard said basically once they receive approval on the Tentative Plat they'll have the opportunity to go back to APS to make arrangement for any type of line extensions that may be required. He said APS advised they won't work with Mountain View Investments until they have entitlement.

Chairman Gory asked if an agreement was not reached with APS what happened to the project?

Mr. Bernard said he believed they would make an agreement with APS as they were currently installing a new larger line down Hwy 72.

Commissioner Jones said he contacted APS regarding this project and APS advised they may not need a major service upgrade to accommodate this development, however, they have to make that standard statement as this was a big project.

Chairman Gory asked Mr. Bernard if he had any problems with all of the requests made by Staff and the Review Committee?

Mr. Bernard said no not at all. Everything red lined and noted would be quite easy to change as they are all general revisions.

Chairman Gory said there being no further comments from the Commission or the Public, he called for a motion.

Commissioner Jones made a motion to approve Docket No. TR2012-001 – Mountain View RV Resort/Tentative Plat – APN's: 304-39-008B&C. Tentative Plat to develop a Luxury RV Facility with RV Spaces, Park Amenities, as well as its' own Waste Water Treatment Plant. The Tentative Plat describes APN: 304-39-008B as Parcel #1, a 154.86 acre parcel to be developed in 4 phases for a total build-out @ 680 RV Lots. This 154.86 acre parcel also shows park amenities that include: Office, Club House, Pool, Community Farm, Citrus Grove, Equestrian Facility, Dog Walks, Fire Pit Areas as well as Volleyball and Tennis Courts. The Tentative Plat describes APN: 304-39-008C as Parcel #2, a 4 acre parcel dedicated for the parks Waste Water Treatment Plant and Water Campus Site. With the following stipulations as presented by Staff: Health Department had the following comments: 1) An Aquifer Protection Permit (APP) application must be submitted to ADEQ for approval of the proposed wastewater treatment facility and, 2) At the time of APP application, a 208 Consistency Review Form should be submitted to both the Health Dept. and ADEQ for review to determine if an amendment to the La Paz County 208 Plan is required. If an amendment is required, the process takes approximately 18 months. ADOT requested the following: 1) A Traffic Impact Analysis (TIA) for the intersection of Hall Street and Hwy 6 and, 2) Improvements may be required at the intersection by the developer. APS said: 1) Major upgrades of facilities may be needed to service customer. Atkins Engineering/Mr. Kevin McDonald, P.E. had the following comments/red lines regarding the Tentative Plat: (Sheet 1) 1. Revise the Flood Zone information to reflect the correct FIRM map and, 2. Missing information in the Phase Area Table. Please fill in the missing information. 3. Update the Legend to reflect only the items relating to this plan. 4. Add a North arrow to the Site Index map. 5. See redlines for additional comments. (Sheet 2) 1. Revise Hall Road to Hall Avenue. 2. Below the typical Loop Road and Local Street sections, add the applicable street names that are associated with the respective typical section. 3. The Phase plan and Project Boundary map is difficult to see the phasing. Suggest adjusting the line weights for the site plan to make the phasing more legible. 4. See redlines for additional comments. (Sheet 3-8) 1. Adjust the existing topography background so the proposed design is more legible. 2. Dimension the street and rights-of-way on Hall Avenue. 3. Plan does not show any proposed grading. Add approximate grades for proposed streets and pads. 4. Add existing street grades. 5. Reduce the line weights for the proposed sewer and water within the proposed streets. 6. It appears that there are

drainage courses crossing the proposed streets. Show all proposed drainage features. 7. Show and label the existing property boundary and any existing easements. 8. Show and label any proposed easements. 9. See redlines for additional comments. Applicants to sign an A.R.S. 12-1134 (207) waiver. **Commissioner Wolfe** seconded the motion and the motion passed unanimously.

Agenda Item #4:

Chairperson Gory requested Staff to described Agenda Item #4 Community Development Updates.

Acting Chairman Olkowski advised the Pirates Den restaurant was opening soon and the Family Dollar in Salome was stocking its' shelves in order to open by the end of May.

Agenda Item #5 - Call to Public:

Agenda Item #6:

Adjournment

Chairperson Gory called for a motion to adjourn the May 3rd, 2012, meeting at 2:03 pm.

Commissioner Swan made a motion to adjourn the May 3rd, 2012, Planning and Zoning Commission meeting.

The motion was seconded by **Commissioner Thompson** and the motion passed unanimously.

The meeting adjourned at 2:05 pm.

Robert Gory, Chairperson

Ken Olkowski for Mike Baker, Director

Christine DeMoss for Tianna Parker, Admin.



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting / Public Hearing

October 4, 2012 1:30 p.m.

**Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344**

AGENDA

- 1. Call to Order**
- 2. Approval of May 3, 2012 Planning and Zoning minutes.**
- 3. Docket No. CU2012-003 – Waste by Rail, Inc. - APNs: 307-51-004A.** The Applicant is requesting a Conditional Use Permit to allow railcars on the Arizona and California Railroad loaded with waste soil and debris be staged for unloading at the Wall Siding. The waste soil and debris will be unloaded and transferred to the La Paz County Landfill. The property is located at Township 8N, Range 18W, Section 32 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 4. CP2012-001 - Minor Comprehensive Plan Text Amendments- La Paz County -** Proposing a minor amendment to add Comprehensive Plan text clarifying the allowed use of Alternative Energy Production Facilities on Public Lands owned by the Bureau of Land Management and Arizona State Land Department.
- 5. Community Development Update**
- 6. Call to Public**
- 7. Adjournment**

Next Planning and Zoning meeting December 6, 2012?

**MINUTES of the
La Paz County Planning & Zoning Commission
October 4th, 2012 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Pat Jones, Chonna Marshall, Ron Swan, Lawanda Lafoon, and Doyle Thompson Jr. Director Mike Baker and Administrative Assistant Tianna Parker. Others present were: John Lindsay, Holly Irwin, Sandy Pierce

Agenda Item #1:

Call the Meeting to Order:

Chairperson Gory called the October 4, 2012 Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Agenda Item #2:

Approval of Minutes

Approval of minutes for Thursday, May 3rd , 2012 Planning and Zoning Public Hearing meeting.

Commissioner Pat Jones made the motion for approval of the May 3rd, 2012 Planning and Zoning Public Hearing minutes.

Commissioner Chonna Marshall seconded and the motion passed unanimously.

Agenda Item #3:

Chairperson Gory requested Staff to described Agenda Item #3.

Director Mike Baker described **Docket No. CU2012-003 – Waste by Rail, Inc. - APNs: 307-51-004A**. The Applicant is requesting a Conditional Use Permit to allow railcars on the Arizona and California Railroad loaded with waste soil and debris be staged for unloading at the Wall Siding. The waste soil and debris will be unloaded and transferred to the La Paz County Landfill. The property is located at Township 8N, Range 18W, Section 32 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Director Mike Baker gave the Staff report. There was no public within 300 feet, it is all State land that surrounds the parcel in discuss. He said two comments were received from the Review Committee.

One being from ADOT - Requesting that a Traffic Impact Analysis be performed by the Developer in accordance with ADOT Traffic Policies, Guidelines, and Procedures, Section 240. ADOT requests the opportunity to review and comment on the study. Due to the property's close proximity to SR 72, the Department needs to evaluate the impacts traffic generated by the development will have on the state highway. All new access or change in existing access to the state highway system shall be obtained through the ADOT Encroachment Permit Process.

The next comments were from the Director of Community Development

1. Provide ingress/egress access agreement with adjoining property owner between Wall Siding and Hwy 72. La Paz County parcel maps do not show any recorded easements to Wall Siding. The only access right now is the dirt road to gain access to the siding, an easement will need to be made official or access.
2. Road improvements shall comply with La Paz County Public Works Standards. This applies to dirt road that is currently there now, asphalt would be ideal to cut down in dust.
3. La Paz County Community Development Department shall be provided with notification of all materials to be shipped by rail to Wall Siding prior to transfer of materials. Requesting that we have full knowledge of what is coming into the county in terms of the waste.
4. Provide a detailed operations plan for the off loading of materials. Plans shall provide assurance to La Paz County that all materials off loaded shall not pose a public health safety concern due to operational standards. Many of the operations of this type I have reviewed on line take place within closed buildings to mitigate dust/contamination risks and provide references of existing sites operating in this manner.
5. Off loading shall be performed on a hard non absorbent surface such as concrete. All runoff from concrete shall be contained on site.
6. Provide a Storm Water Pollution Prevention Plan. Wall Siding lies between two FEMA mapped tributary washes leading to the Bouse Wash. See panels 0750C and 0775C.
7. An Emergency Mitigation Plan shall be submitted for any materials deemed hazardous.
8. Obtain clearance from the Arizona Department of Transportation to enter/exit Hwy 72.
9. Obtain clearance from the Arizona Department of Environmental Quality for all operations to be performed on site. Currently the waste is not to be regulated by ADEQ because it currently not classified as hazardous waste.

Director Baker stated that our staff recommends approval.

Chairman Gory call for questions from the Commission.

Commissioner Jones asked if we need to put a stipulation in place for having Waste by Rail notify the County when they will be off loading within 24 or 48 hours before?

Director Baker explained that the nature of their work is through a RFP system so at the point when they are awarded a bid, they will have to send our department all the documentation and information.

Commissioner Jones stated that we currently have about 6 months to a year on our contract with Allied Waste. He is concerned that if we do approve this it will not affect the county's ability to obtain a new lessee within that contract.

Director Baker explained that Mr. John Lindsay can assist with answering that question. Although they Waste by Rail and Allied does have an affiliation with each other.

Commissioner Jones asked if anyone is aware how much of the landfill cell is still vacant after Allied contract is up.

John Lindsay , Waste by Rail, INC. explained that the amount of waste will not be determined until he is awarded a bid. He also stated that he is also unaware of how much of the cell is still vacant.

Chairman Gory questioned the lease with Allied, once the lease runs out how will we will know if the new applicant will be able to work with Waste By Rail?

Commissioner Jones stated that our tie with Allied it should not be an issue with Waste by Rail.

Chairman Gory explained that he is concerned that if we sign an agreement that we will be bound to that agreement and if the lease runs out we do not want to put the county in trouble like it has been in the past.

John Lindsay, Waste by Rail, INC. explained that we can add a stipulation to review the operation and contract every one, two or three years. He does not think that we should terminate this CU permit because of a contract the county has with another company.

Director Baker stated that we should not hold Waste by Rail accountable for a completely different contract regarding the landfill. Baker also explained that the leasing on the wall siding will not be exclusive leases, so that will not bind us with just one company using that wall siding.

Chairman Gory stated that he believes that the Railroad is being sold or being taken over in January.

John Lindsay, Waste by Rail, INC. explained that he represents a landfill in Utah called ECDC which is owned by Republic Services, he has an agreement with ECDC to only use Republic Services sites. Indirectly they are related with Republic. He has spoken with ADOT on the past Monday, they are requesting that the request has to come through the land owners. Which that means there are a couple land owners, the county and the railroad and the application will need to be filled out by them. He also stated that Wyoming bought Rail America, generally speaking the AZ and CA will stay the same.

Commissioner Jones asked that once the railroad spur is put in this is all just temporary?

John Lindsay, Waste by Rail, INC. stated that when Allied Waste bought BFI, Allied Waste also bought the ECDC, which is why they had us come look at this site in La Paz County. They wrote a complete plan on how to get the waste in by rail to our landfill.

Chairman Gory asks why would you not want to just ship this waste to California?

John Lindsay, Waste by Rail, INC. explained that it is because of the type of waste that is coming from California cannot be disposed in their landfills. California's regulations are much different than in La Paz County.

Chairman Gory stated that he is just concerned about putting the county in the same position that we were in years ago and that we are paying for now. He asked if they plan on bringing in a building or any jobs locally?

John Lindsay, Waste by Rail, INC. stated that he would hire locally and we will need eight to nine truck, people on the ground and someone to keep records. The positions will be determined on the bids he gets awarded. The operation will only proceed during daylight hours and no lights or night time off loading will occur. There are no structures that will be built at this point. The machine will sit on top of the railcar and move the material into the trucks, the trucks will be tarp and then will head to the landfill.

Chairman Gory asked how the machine gets to the top of the railcar?

John Lindsay, Waste by Rail, INC. explained that it is a machine that is like a back hoe, there are clamps that grab the railcar and lift itself up with hydraulics to the top of the railcar.

Chairman Gory questioned about the two major washes that are in between the wall siding? Also how do we police what materials are coming in?

John Lindsay, Waste by Rail, INC went on to say that Republic is responsible for testing the material. The process is fully monitored and controlled by many regulating bodies.

Commissioner Jones stated that this will also have to be regulated by ADEQ. He went on to ask if Allied does not get the new contract will Waste By Rail still be able to work with a new company coming in?

John Lindsay, Waste by Rail, INC responded that his agreement would be with the Railroad. He is only contractually through Republic to only use a Republic site. He went on to say that whoever they give this agreement to they need to have a term agreement because ADOT is estimating about \$1,000,000 in costs to get their terms completed. So a term may need to be in place in order for the company to make its money back.

Commissioner Jones stated that with these stipulations he thinks we have the county protected.

Director Baker stated that he agrees with Jones. He also stated that Yakima was a different case because the landfill at that time was no owned by the county. Mike went on to say that if someone is to do what ADOT is requesting that in itself is a big plus for the county. He believes that it was about 140 million tons still available in that cell. Our biggest concern is health, to make sure everything is done safe.

Commissioner Lawanda Lafoon asked if the railroad would be responsible if Waste by Rail defaults? Also can we add a stipulation of a year timeframe?

Director Baker said he did not think so since they are two different entities there will not be an issue. He explained that yes we should set a time frame on the CU permit, but we need to realize that this company will be putting forth money to get in compliance and will need adequate time to regain that funding. We could do a year monitoring to make sure everything is being done correctly.

Commissioner Jones stated that if there was a violation, we could revoke the permit.

Chairman Gory stated that he agrees that they will need some time frame to get all the permits.

Director Baker said that we are in the process of doing a web based module for tracking our Planning and Zoning Permits.

Commissioner Jones asked John Lindsay how much time does he need to get up and running.

John Lindsay, Waste by Rail, INC stated that ADOT will be the longest hurdle, he is thinking six to eight months.

Commissioner Jones stated he thinks 24 months will be a good point to reevaluate the permit.

There was discussion between the commission on the trucks that will be used, and water that will be used to spray the loads down, and fueling on site.

Chairman Gory opened the meeting up to the public. There being no comments or questions, he called for a motion.

John Lindsay, Waste by Rail, INC stated he thanked us for our time and he completely understands the county being hesitant with a new operation coming in.

Commissioner Pat Jones made a motion to approve **Docket No. CU2012-003 – Waste by Rail, Inc. - APNs: 307-51-004A**. The Applicant is requesting a Conditional Use Permit to allow railcars on the Arizona and California Railroad loaded with waste soil and debris be staged for unloading at the Wall Siding. The waste soil and debris will be unloaded and transferred to the La Paz County Landfill. The property is located at Township 8N, Range 18W, Section 32 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2) with the stipulations discussed and a 24 month time period to show progress on permit.

Commissioner Doyle Thompson seconded the motion to approve.

Chairman Gory passed item number three unanimously.

Agenda Item #4:

Chairperson Gory requested Staff to describe Agenda Item #4.

Director Mike Baker described **CP2012-001 - Minor Comprehensive Plan Text Amendments- La Paz County** - Proposing a minor amendment to add Comprehensive Plan text clarifying the allowed use of Alternative Energy Production Facilities on Public Lands owned by the Bureau of Land Management and Arizona State Land Department. Mike Baker went on to read the application description. We had a couple meetings, published in the newspapers but have not received any responses on the request to make the amendment.

Commissioner Lawanda Lafoon asked why would we want to have a plan for our public land?

Director Baker stated that our county is public lands, federal and state ground has their own regulations. Once construction starts the companies will follow the state or federal regulations and we will inspect the construction upwards.

There was discussion between the Director and Commissioners on the plans with solar projects in the future.

Chairman Gory opened the meeting up to the public. There being no comments or questions, he called for a motion.

Commissioner Doyle Thompson made a motion to approve the described **CP2012-001 - Minor Comprehensive Plan Text Amendments- La Paz County** - Proposing a minor amendment to add Comprehensive Plan text clarifying the allowed use of Alternative Energy Production Facilities on Public Lands owned by the Bureau of Land Management and Arizona State Land Department.

Commissioner Pat Jones seconded the motion to approve.

Chairman Gory passed item number four unanimously.

Agenda Item #5:

Chairperson Gory requested Staff to discuss Agenda Item #6 Community Development Updates.

Director Mike Baker discussed we have recently signed a IGA with the Town of Parker to do plan review and inspections within the Town of Parker. The Cibola, Crazy Woman Wash is going to be reevaluated by FEMA. Also, Al Johnson, Commission member has resigned due to health reasons. We are actively looking for a new member.

Agenda Item #6 - Call to Public: No response

Agenda Item #7:

Adjournment

Chairperson Gory called for a motion to adjourn the October 4, 2012, meeting at 2:40 pm.

Commissioner Pat Jones made a motion to adjourn the October 4, 2012, Planning and Zoning Commission meeting.

The motion was seconded by **Commissioner Morris Sevada** and the motion passed unanimously.

The meeting adjourned at 2:40 pm.

Robert Gory, Chairperson

Mike Baker, Director

Tianna Parker, Administrative Assistant