



GREENLEE COUNTY PLANNING & ZONING COMMISSION
MEETING AND PUBLIC HEARING
THURSDAY, JULY 21, 2022, 6:00 PM

DRAFT MEETING MINUTES

Meeting convened in the 2nd Floor Conference Room (Room 203), County Courthouse Annex Building, 253 5th Street, Clifton, Arizona.

In Attendance:

Commission:

District 1: Armando Carrillo

District 2: Joe Edwards

District 3: Jesse Stillman; Donald Merrell; Doug Bitner (Alternate)

Greenlee County:

Reed Larson, Planning & Zoning Director, Haiden LaFoy, Planner I

Jean Schwennesen, Planning & Zoning

Others: See attached sign-in sheet

Chairman Jesse Stillman called the meeting to order at 6:10 PM.

Chairman Stillman asked to lead the Pledge of Allegiance

Chairman Stillman opened the call to the public. No one responded to the call to the public.

Chairman Stillman asked for a motion to approve the meeting minutes from 17 March 2022 meeting.

Chairman Stillman moved to have the meeting minutes unanimously approved by Commissioners present.

The motion carried by unanimous vote.

Public Hearing/Agenda Items:

1. A request by Amanda and Matthew Calloway to change the zoning district of Parcel Number 400-50-001D from RU-36 (rural, minimum lot area 36 acres) to RU-4 (rural, minimum lot area 4 acres.). Haiden LaFoy with Planning and Zoning recommended the change. Commissioner Bitner moved to approve the motion. Commissioner Joe Edwards seconded the motion. The motion carried by unanimous vote.
2. A request by David Finnismier to change the zoning district of Parcel Number 300-31-004C from RU-

4 (rural, minimum lot area 4 acres) to GB (General Business). Homer Clark, adjacent property owner, stated that he had questions for Mr. Finnigsmier, but he was not there to answer them. Mr. Clark raised the following questions:

- a. What type of business is being done from this property?
- b. Easement issues across Kaywood Wash and Tyler Farms.
- c. The road has a primitive road sign, and the road could not be suitable for business.

Mr. Clark is concerned how these issues will be addressed financially without costing the other property owners money. Jean Schwennesen explained that Mr. Finnigsmier intends to run a trucking business per his previous comments at a Board of Supervisors meeting.

Andrea Mohan addressed the commission on the issues as well. She stated that she had the following concerns:

- a. She lives next door and the entry into the property is on her land and she does not want the trucks to compromise her private culvert. It is not set up to handle the weight of commercial trucks.
- b. Easement concerns.

Mr. Clark went in depth about the easement that was established and recorded. Ms. Mohan confirmed that it was recorded. Reed Larson stated that Mr. Finnigsmier will need to demonstrate the right to legal access.

Upon hearing the concerns from the public, Commissioner Stillman moved to table Item #2 until the property owner can be present and can answer these questions and further investigation can be done. Commissioner Bitner seconded the motions. The motion carried by unanimous vote.

3. A request by Dan and Jessica Dugger to change the zoning district of Parcel Number 300-53-038 from RU-36 (rural, minimum lot area 36 acres) to SR-43 (single-household residential, minimum lot area 43,650 sq. ft.). Haiden LaFoy with Planning and Zoning recommended the change. Commissioner Bitner moved to approve the motion. Commissioner Armando Carrillo seconded the motion. The motion carried by unanimous vote.
4. A request by Deena Katterman to change the zoning district of Parcel Number 200-92-012 from RU-36 (rural, minimum lot area 36 acres) to SR-43 (single-household residential, minimum lot area 43,650 sq. ft.). Haiden LaFoy with Planning and Zoning recommended the change. Commissioner Bitner moved to approve the motion. Commissioner Edwards seconded the motion. The motion carried by unanimous vote.
5. A request by Anderson Barnes to change the zoning district of Parcel Number 300-50-055 from RU-36 (rural, minimum lot area 36 acres) to MR-A (Multiple-household residential, minimum lot area 6,000 sq. ft.). Christopher Rodriguez on behalf of Felipe and Manuela Rodriguez (adjacent property owners) had questions regarding the following:
 - a. Who is responsible for Highway 70 to their property line? There is erosion that is already happening, and the property owners are concerned that further building could exacerbate the situation. This is in the area where Southwest Gas has a tank and pipes that run to the property that are also eroding. Also concerned about general maintenance of the land.
 - b. How many additional homes are being put in and can it be supported with water and sewage

available?

Haiden LaFoy explained that Mr. Barnes is rezoning the land to simply put another trailer for family to stay in. There was not an indication of multiple trailers being added to the property. Haiden LaFoy explained that this zoning is a technicality because we do not have zoning for Accessory Dwelling Units.

Chairman Stillman asked Reed Larson about the floodplain. Chairman Stillman indicated that the owner was not present to answer questions, possibly get an engineer review for erosion. Also contact Southwest Gas for possible review. Chairman Stillman motioned to table Item #5 for erosion review and to get a statement from Mr. Barnes about the plans for the land. Commissioner Carrillo seconded the motion. The motion carried by unanimous vote.

6. A request by Tonette Morales to change the zoning district of Parcel Number 300-86-027 from TR-18 (transition, minimum lot area 18,000 sq. ft.) to MH-18 (mobile home, recreational vehicle parks, minimum lot area 1,800 sq. ft.). (Tabled in 17 Mar 2022 meeting awaiting confirmation on owner of the property.) Haiden LaFoy confirmed that we have received the proper documentation that proves Tonette Morales is the rightful owner. Haiden LaFoy explained that a neighbor had concern about the sound level and traffic the RV park would create. Haiden LaFoy did explain that there would be limits on sewer. Commissioner Bitner moved to approve the motion. Commissioner Carrillo seconded the motion. The motion passed with unanimous approval.

The meeting adjourned at 6:38 PM.

*END OF MINUTES

