Greenlee County Planning & Zoning

253 5th Street

PO Box 908

Clifton, AZ 85533

(928) 865-4762

*Board of Supervisors David Gomez, District 1 Ron Campbell, District 2*

*Richard Lunt, Chair, District 3*

*Administrator Derek D. Rapier*

GREENLEE COUNTY PLANNING & ZONING COMMISSION MEETING AND PUBLIC HEARING

THURSDAY, February 22, 2024, 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 (Alternate), Paul Mikelonis, Peter Ortega

District 2:

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

Greenlee County:

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

Jean Schwennesen, Planning & Zoning

Others: See attached sign-in sheet

Chairman Jesse Stillman called the meeting to order at 6:00 PM.

Chairman Stillman asked to lead the Pledge of Allegiance

Chairman Stillman opened the call to the public. Haiden LaFoy Planner II advised the commission that the Planning and Zoning Department has contracted with Jessica Sarkissian to begin Zoning Ordinance overhaul.

Public Hearing/Agenda Items:

1. A request by Jessica Lovato to change the zoning district of Parcel Number 300-14-011D from RU-36 (rural, minimum lot area 36 acres) to RU-4 (rural, minimum lot area 4 acres). Jessica Lovato spoke about her intentions with the rezone and provided a certified letter to those who wanted one about her intentions for the land. Haiden LaFoy explained the RU-4 is the more appropriate zone for the size of the land. Tiffany McLemore spoke about her possible objection to the rezone because it may bring in more homes. Haiden LaFoy explained the zones that we have and why there is no middle ground between RU-4 and RU-36. Jessie Stillman asked about rezoning just a portion of a parcel of land and Reed Larson said we can, but it is not preferred. Haiden LaFoy presented the letter in support of the change from Rebecca Powers.

Haiden LaFoy advised that there was also a contest by Mr. Vore, but Ms. Lovato has already spoken with him. Haiden LaFoy confirmed that the Planning and Zoning office does recommend the rezone. Commissioner Bitner moved to approve the motion. Commissioner Armando Carillo seconded the motion. The motion passed with unanimous approval.

1. A request by Scott Adams to change the zoning district of Parcel Number 300-89-008 from TR-18 (transitional, minimum lot area 18,000 sq. ft.) to MR-C (multiple-household residential, minimum lot area per dwelling unit 1500 sq. ft.). Richard and Elana Rodriguez, neighbors to the lot had questions that Mr. Adams was able to answer directly. Planning and Zoning and the County Engineer recommended the rezone. Commissioner Bitner moved to approve the motion. Commissioner Paul Mikelonis seconded the motion. The motion passed with unanimous approval.
2. A request by Scott Adams to change the zoning district of Parcel Number 200-92-003 from TR-18 (transitional, minimum lot area 18,000 sq. ft.) to MR-C (multiple-household residential, minimum lot area per dwelling unit 1500 sq. ft.). No comment from the public. Scott Adams explained the changes he wants to make. Planning and Zoning and the County Engineer recommended the rezone. Commissioner Bitner moved to approve the motion. Commissioner Pete Ortega seconded the motion. The motion passed with unanimous approval. Haiden LaFoy wanted to correct the official record that this rezone is from RU-36 to TR-09.
3. A request by Justin Kartchner to change the zoning district of Parcel Number 300-83-017 from TR-09 (transitional, minimum lot area 9000 sq. ft.) to MR-B (multiple-household residential, minimum lot area per dwelling unit 3000 sq. ft.). Justin Kartchner stood up and spoke to the public and commission about his intentions for the rezone. Commissioner Paul Mikelonis spoke about the existing covenants on the land for Loma Linda. Originally there was only one residential building per lot. Haiden LaFoy explained that he has not combined the lots yet. Commissioner Mikelonis stated we need further review of the covenants. People in the audience had questions about parking and logistics of the lot. Mr. Charlie Shirey spoke about his objections to the rezone. Kartchner and Shirey went back and forth about the issues that may arise with the lots and people renting from the unit. Commissioner Mikelonis reiterated the covenants on the land. Commissioner Paul Mikelonis moved to table this item until we can clarify the covenants. Chairman Stillman seconded the motion. The motion was tabled with unanimous approval.
4. A request by Justin Kartchner to change the zoning district of Parcel Number 300-83-018 from TR-09 (transitional, minimum lot area 9000 sq. ft.) to MR-B (multiple-household residential, minimum lot area per dwelling unit 3000 sq. ft.). Commissioner Paul Mikelonis moved to table this item until we can clarify the covenants. Chairman Stillman seconded the motion. The motion was tabled with unanimous approval.
5. A request by Tyler Kennedy to change the zoning district of Parcel Number 300-47-014B from TR-36 (transitional, minimum lot area 36,000 sq. ft.) to MH-18 (RV Park, minimum lot/space area 1800 sq. ft.). Kell Black, a Lawyer representing Jonathan Hallenbeck provided exhibits that expressed the concerns with the rezone. He explained that his client opposes any rezone on the land until these disputes are settled. Haiden LaFoy explained that MH-18 means RV Park and not homes. Robert Davis spoke about his opposition to the rezone. He is opposing because there is a dispute over the survey. Mr. Poague spoke up regarding the opposition and explained the resolutions that are in progress. He explained that they will follow all the guidelines that are in place to make sure everything is safe. Jonathan Hallenbeck spoke in regard to a shared well dispute that is existing on the land. There are existing disputes over who is responsible for well damage. Haiden LaFoy spoke that RV Parks are very common in the area and it does fit the footprint of the land. Kelly Black spoke again about the reasons the client opposes the rezone request. Chairman Stillman motioned to deny the request for rezone. Commissioner Mikelonis seconded the motions. The motion to deny received unanimous approval.

The meeting adjourned at 6:42 PM.

\*END OF MINUTES\*