

**PLANNING AND ZONING COMMISSION
MINUTES FOR April 1, 2021**

In Attendance:

Commissioners

Oscar Miranda
John Freeman, Chairman
Dan Muth, Vice-Chairman (Absent)
Kay Hauser
Carey Dobson (Absent)
Bobby Fite
Jim Thornhill (Absent)
Brad Peterson
Traegen Knight

Staff

Matthew Fish, Director
Shanna Pearce, Plan Reviewer
Tyrone Jenson, Deputy Attorney

Working Lunch Session

Item #1 Discussion of amending the building valuation date table used in determining building permit fees.

Matthew Fish provided staff report. Commissioners discuss the need, the changes, how the fees were established, rising permit and material costs, and the current financial and economic state of the county. Commissioners agreed to move forward and to place the item on the next work session for further discussion.

No further discussion. No action taken.

Item #2 Discussion of a proposed Wind Energy Generation ordinance to establish standards for development.

Mr. Fish provided staff report and explained the need of an ordinance, he also advised that there were two studies being done in the county. Commissioners discussed the need of an ordinance, the pros and cons, and the benefits to the county. Commissioners agreed to move forward and to place the item on the next work session for further discussion and to include solar.

No further discussion. No action taken.

Item #3 Discussion of a proposed recreational vehicle policy.

Commissioners discussed prior meetings and the effects of not having a policy, the economic issues of some residents, the use and condition already in the county, septic issues and requirements, and building a house while living in the RV.

Commissioners discussed the proposed ordinance, section 803, and homeowners

Associations (HOA) and discussed the role of the county with HOA's and possible verbiage to use to address the county's role.

Commissioners discussed the storage of RV's.

Mr. Freeman recommended adding other types to the definition of RV's, to address new technology.

Commissioners agreed to move forward and to place the item on the next work session for further discussion.

No further discussion. No action taken.

Mr. Fish advised the commission of recent events related to commissioner Jim Thornhill and acknowledged his many years of service with the county.

Regular Meeting

Item #1 Call to Order.

Chairman John Freeman called the meeting to order at 1 p.m.

Mr. Freeman honored commissioner Jim Thornhill for his years of service on the commission.

Item #2 Roll Call/Determination of a Quorum.

Chairman John Freeman determined a quorum was present; six (6) commissioners were present.

Item #3 Call to the Public

No public comments.

Item #4 Approval of the minutes from the March 3, 2021 meeting.

Commission discussed minor grammar changes that were made after packets were sent. No further discussion.

Chairman John Freeman opened for a motion.
Commissioner Oscar Miranda motioned to approve.
Commissioner Brad Peterson seconded the motion.

Vote, 5 – 0 - 1. Commissioner Kay Hauser abstained; she was not present at the March meeting.

Item #5 **PUBLIC HEARING**, consideration and possible recommendation for approval of a Major Plat Amendment application allowing William French to split lots 2 & 3 of the Hidden Paradise Annex subdivision; creating four new lots, all of which are 3 plus acres. The new lots will have access from the existing country road 8409; there will be no changes made to the existing roadways, easements, or access to the surrounding lots. Property is located in Vernon, AZ. A.P.N 106-26-002 and 106-26-003.

Chairman John Freeman presented the item.

Matt Fish provided staff report, recommended approval.

No questions from commissioners for staff.

Applicant William French had no additional comments.

Commissioner Oscar Miranda confirmed there would be no changes made to the existing roadways and easements. Mr. French agreed.

No further comments from the commissioners.

No public comments.

Chairman John Freeman closed the public meeting and opened for commission discussion.

Mr. Miranda commented that with the clarification regarding the use of existing roads and easements, he saw no other concerns.

Commissioner Brad Peterson commented in favor of reducing the size of the lots and confirmed access; he did not see any issues.

No further discussion.

Chairman John Freeman opened for a motion.

Commissioner Kay Hauser motioned to approve as submitted.

Commissioner Bobby Fite seconded the motion.

Vote, unanimous.

Item #6 **Report from Staff to the Commission**

No Report

Item #7 **Adjourn**

Chairman John Freeman opened for a motion to adjourn.
Commissioner Traegen Knight motioned to adjourn.
Commissioner Kay Hauser seconded the motion.

Vote, unanimous.

Meeting adjourned 1:10 p.m.

UNOFFICIAL