

# Greenlee County Planning and Zoning

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Board of Supervisors  
David Gomez, District 1  
Ron Campbell, District 2  
Richard Lunt, Chair, District 3

## Greenlee County Planning and Zoning Commission Meeting and Public Hearing Thursday, January 27, 2022, 6:00 PM

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# DETAILED WRITTEN DESCRIPTION OF THE JANUARY 27, 2022, MEETING OF THE GREENLEE COUNTY PLANNING AND ZONING COMMISSION

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Meeting Convened in the 2<sup>nd</sup> Floor Conference Room (Room 203), County Courthouse Annex Building, 253 5<sup>th</sup> Street, Clifton, Arizona.

**In Attendance: Commission:**

District 1: Paul Mikelonis; Peter Ortega

District 2:

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

**Greenlee County:**

Reed Larson, Planning & Zoning Director

Haiden LaFoy, Planner I

Jean Schwennesen, Planning & Zoning

Connie Waddell, Planning & Zoning

Others: See attached sign-in sheet

Chairman Stillman called the meeting to order at 6:02 PM.

Chairman Stillman started the Pledge of Allegiance.

Chairman Stillman announced that those present from the commission would introduce themselves. Chairman Stillman announced that the P&Z Commission were not paid county employees, they were just volunteers. Chairman Stillman introduced himself. The other members of the commission present introduced themselves. The Greenlee County planning and zone staff introduced themselves. Rob Gilliland introduced himself as the representative for the County Attorney's office.

Chairman Stillman acknowledged the public in attendance. Chairman Stillman reminded the attendees that those wishing to speak on specific agenda items would have the opportunity to do so as the meeting progressed. Rob Gilliland reiterated that in the call to the public, the commission would not be able to respond to the public. Chairman Stillman opened the call to the public.

One member of the public, who did not identify themselves, asked if the commission would be explaining what different zoning areas meant. Chairman Stillman confirmed that they would. Chairman Stillman asked if the gentleman was there for a specific agenda item and he confirmed he was. Chairman Stillman reiterated that when the agenda item came up, they would go over what the zoning districts were and what they meant.

No other attendees addressed the commission or otherwise responded to the call to the public.

Chairman Stillman continued to Agenda Item D, approval of the minutes from 14 October 2022 and 28 Oct 2022. Commissioner Merrell moved to approve the minutes and Commissioner Bitner seconded. The commission voted unanimously in favor.

Chairman Stillman continued to Items for Public Hearing.

Chairman Stillman announced Agenda item 1 as a request by Dustin and Tasha Harguess to change the zoning district of Parcel Number 300-04-020I from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). Stillman opened for comments from the public and the county engineer. Haiden LaFoy directed the commission to the map of the parcel. Reed Larson stated that the planning and zoning office recommended the approval. He explained where the parcel was located.

The public then asked to confirm if the item was approved or denied. Reed Larson reiterated that the planning and zoning office was for it. The public then asked what the rezoning meant. Haiden LaFoy explained what RU-36 and RU-2 zoning was. Haiden LaFoy explained that this person was directed by the bank to rezone because they do not want to finance large parcels of land. Haiden LaFoy explained the process of how planning and zoning makes the determination of what we rezone to. Haiden LaFoy explained that property rights do not change. The public asked if it affects all the properties around it. Haiden explained that it does not.

The public pointed out that there is nothing stopping the landowner from splitting the land up. He went on about how there is not a way to prevent anyone from parceling off their land in 2-acre portions. Chairman Stillman explained that he was correct. Chairman Stillman explained that each individual parcel will have to go through the process of rezoning. Chairman Stillman explained that no other parcels are affected by this rezoning. Rob Gilliland said we could not go beyond the scope of the agenda items. Chairman Stillman reiterated that no other properties would be affected.

Another member of the public asked how this rezone will affect water rights. Rob Gilliland explained that he will have to talk to an attorney about that and we cannot advise on water rights. Rob Gilliland then explained that we were only here to rezone the parcel and not changing parcel numbers, we were only talking about planning and zoning. Haiden LaFoy explained that the Assessor's office is in charge of splitting parcels.

Haiden LaFoy also explained that members of the public can come to the planning and zoning office during business hours and ask more questions if they have them. Reed Larson restated what the rezoning meant. Reed Larson explained that the landowner was not given multiple 2-acre parcels. It is only the parcel in the agenda. The landowner cannot divide the land any further. Reed Larson explained that he could come and parcel off other pieces of land. The public member was upset that we set a precedence of rezoning this two-acre lot and it would open us up to liability. Reed Larson and Chairman Stillman did agree that it is a possibility that in the future people could want to do the same thing and it would be denied.

Another member of the public then stated that they were ultimately worried about their water and the wells running dry. Chairman Stillman then explained that they can only vote on the items at hand and

recommend it to the Board of Supervisors. The public then wanted clarification on the parcel splits. Rob explained that this split was already done. Haiden explained that this was done down in the assessor's office. Reed Larson explained how the parcel was split. The public then concluded that it is an illegal structure and Rob Gilliland then brought the focus of the meeting to the scope of the Commission.

Chairman Stillman reiterated that the scope of the commission was very limited. He asked for any further comment and there was none. Chairman Stillman then asked for a motion to approve. Commissioner Bitner motioned to approve and Commissioner Mikelonis seconded the motion. The motion carried by unanimous vote.

Chairman Stillman then moved to Agenda item 2 as a request by Trevor Lewis and Kelly Baker to change the zoning district of Parcel Number 300-70-002I from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). Haiden LaFoy confirmed that the planning and zoning department recommends the zoning change. Commissioner Ortega moved to approve the motion. Commissioner Merrell seconded the motion. The motion carried by unanimous vote.

Chairman Stillman then moved to Agenda item 3. Haiden LaFoy explained that there was a request to table the issue. Commissioner Bitner moved to table Agenda Item 3. Commissioner Ortega seconded the motion. The motion to table Agenda Item 3 carried by unanimous vote.

Chairman Stillman then moved to Agenda item 4 as a request by Jacob and Barbie Gaethje to change the zoning district of Parcel Number 300-66-009E from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). Haiden LaFoy confirmed that the planning and zoning department recommends the rezoning. Commissioner Bitner moved to approve the motion. Commissioner Mikelonis seconded the motion. The motion carried by unanimous vote.

Chairman Stillman called the planning and zoning commission meeting to adjournment at 6:24 PM.