



GREENLEE COUNTY PLANNING & ZONING COMMISSION
MEETING AND PUBLIC HEARING
THURSDAY, OCTOBER 14, 2021, 6:00 PM

DETAILED WRITTEN DESCRIPTION of THE
OCTOBER 14, 2021, MEETING OF THE
GREENLEE COUNTY PLANNING AND ZONING
COMMISSION

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

In Attendance:

Commission:

District 1: Paul Mikelonis; Casey Woodall

District 2: Joe Edwards

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

Greenlee County:

Reed Larson, Planning & Zoning Director

Jean Schwennesen, Planning & Zoning

Connie Waddell, Planning & Zoning

Others:

See attached sign-in sheet

Chairman Stillman called the meeting to order at 6:05 PM.

Chairman Stillman announced that the P&Z commission were not elected officials and that they were asked to serve by the board of supervisors.

Chairman Stillman announced that those present from the commission would introduce themselves. Chairman Stillman introduced himself. The other members of the commission present introduced themselves. The Greenlee County planning and zone staff introduced themselves.

Chairman Stillman led the attendees in the pledge of allegiance.

Chairman Stillman opened the call to the public. 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. No attendee addressed the commission or otherwise responded to the call to the public.

Chairman Stillman noted that some of the items on the hearing agenda had already been approved at a previous meeting but were being revisited. Planning and Zoning Director Reed Larson confirmed that the reason those items were back on the agenda was due to procedural errors from the prior meeting.

Public Hearing Items:

1. Chairman Stillman announced Agenda Item 1 as a request by Vanessa Helms to change the zoning district of Parcel Number 300-70-002J from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). Chairman Stillman asked if anyone was present to comment. There was no response. Chairman Stillman asked Director Larson if he had a recommendation on Agenda Item 1. Director Larson advised that the change was appropriate and described the location of subject parcel. Chairman Stillman asked for a motion to approve. Commissioner Bitner motioned to approve. Commissioner Merrell seconded. The commission voted unanimously in favor.

Chairman Stillman announced that he was going to move through the agenda fast and talk fast and stated that if he talked too fast to stop him for clarification.

2. Chairman Stillman announced Agenda Item 2 as a request by Daniel & Kaylee Rodriguez to change the zoning district of Parcel Number 400-67-004B from RU-36 to RU-2. Chairman Stillman asked for comments from the public. There were none. Director Larson stated that the planning and zoning office felt this was an appropriate change. Director Larson showed the location of the parcel on the wall screens. Commissioner Bitner motioned to approve. Chairman Stillman seconded. The commission voted unanimously in favor.
3. Chairman Stillman announced Agenda Item 3 as a request by Armand & Brianna Morales to change the zoning district of Parcel Number 300-13-039A from TR-18 (transitional district, minimum lot area 18,000 square feet) to MR-A (multiple household residential). Chairman Stillman asked for recommendations from the planning and zoning office. Director Larson stated that his only caution was that the proposed zoning would not be consistent with the zoning around it which is all TR-18, and that the planning and zoning office supported the change as long as there was no objection from the neighbors. Mr. Stillman asked for recommendations on the highest and best use. Director Larson responded that he had no specific recommendations. Chairman Stillman asked for comments from the public. Armand Morales stood and introduced himself and his wife Brianna. Mr. Morales stated their intention to build small apartment units on the parcel and stated that there was a housing shortage in the county. Ms. Morales stated that they had met with their neighbors to explain their intentions and that there were no objections from the neighbors. Director Larson stated that his office had not received any letters or communications objecting to the zoning change. Chairman Stillman called for a motion to approve. Commissioner Bitner motioned to approve. Commissioner Mikelonis seconded. The motion carried by unanimous vote.
4. Chairman Stillman announced Agenda Item 4 as a request by Michael and Paula Sweetser to change the zoning district of Parcel Number 500-01-081C from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). Director Larson showed an exhibit on the wall screen that showed

the location of the subject parcel, and also showed the location of the parcels for agenda items five (5) thru eight (8), which adjoin the subject parcel. Commissioner Patton asked for clarification on the location. Director Larson stated that the subject parcel and the adjoining parcels were all accessed from Goat Camp Road. Director Larson stated that Mr. Sweetser was not able to attend the meeting but was available by telephone if there were any questions for him. No one was present to speak for or against the action. Director Larson stated that the planning and zoning office supported this action. Chairman Stillman asked for a motion to approve. Commissioner Bitner motioned to approve. Commissioner Edwards seconded. The motion carried by unanimous vote.

5. Chairman Stillman announced Agenda Item 5 as a request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-081B from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). Chairman Stillman asked for comment from the public and from the commission. There were no comments. Commissioner Bitner motioned to approve. Commissioner Mikelonis seconded. The motion carried by unanimous vote.
6. Chairman Stillman announced Agenda Item 6 as a request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-081D from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). There were no comments from the public or the commission. Commissioner Bitner motioned to approve. Commissioner Edwards seconded. The motion carried by unanimous vote.
7. Chairman Stillman announced Agenda Item 7 as a request by William Sweetser to change the zoning district of Parcel Number 500-01-081E from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). There were no comments. Commissioner Bitner motioned to approve. Commissioner Mikelonis seconded. The motion carried by unanimous vote.
8. Chairman Stillman announced Agenda Item 8 as a request by JLK Real Estate Investment Corporation to change the zoning district of Parcel Numbers 500-01-107, 500-01-095 and 400-18-015 from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres). There were no comments. Commissioner Bitner motioned to approve. Commissioner Edwards seconded. The motion carried by unanimous vote.
9. Chairman Stillman announced that he was recusing himself from Agenda Items 9 and 10 and instructed Commissioner Merrell to address those agenda items. Commissioner Merrell introduced Agenda Item 9 as a request by Jesse Stillman to change the zoning district of Parcel Numbers 500-26-001F and 500 26-007E from RU-36 (rural, minimum lot area 36 acres) to SR-43 (single-household residential, minimum lot area 43,560 square ft). Jesse Stillman spoke on behalf of Agenda Item 9 and Agenda Item 10. The parcels for Agenda Items 9 and 10 are contiguous. Mr. Stillman stated that he and his neighbor Mr. Gibbs felt the change to the SR-43 district was appropriate for the area, that it would allow more housing along Fairgrounds Road, and that all necessary utilities were already present in the area. Director Larson stated that the planning and zoning office felt the change was appropriate. Commissioner Merrell requested a motion. Commissioner Bitner motioned to approve. Commissioner Woodall seconded. The motion carried by unanimous vote. Chairman Stillman did not vote on this agenda item.
10. Commissioner Merrell announced Agenda Item 10 as a request by Kyle Gibbs to change the zoning district of Parcel Numbers 500-26-001K, 500-26-001J and 500-26-001I from RU-36 (rural, minimum lot area 36 acres) to SR-43 (single-household residential, minimum lot area 43,560 square ft). There were no comments on this agenda item from the public or the commission. Commissioner Patton

motioned to approve. Commissioner Woodall seconded. The motion carried by unanimous vote. Chairman Stillman did not vote on this agenda item.

At the conclusion of the vote on Agenda Item 10 Chairman Stillman resumed running the meeting.

11. Chairman Stillman announced Agenda Item 11 as a request by Bobby and Amalia Kuykendall for a variance to reduce the required minimum front yard for the purpose of installing a parking structure at 719 Hackberry Drive, Clifton, AZ. Parcel Number 300-87-108. Mr. Kuykendall stood and introduced himself. Mr. Kuykendall requested that the address of the parcel be corrected from 719 Hackberry to 709 Hackberry. Director Larson turned on the address points on the assessor parcel data showing on the wall screens and showed Mr. Kuykendall that the addressing of Mr. Kuykendall's parcels on Hackberry had been corrected in the assessor's database. Director Larson advised the commission that the zoning ordinance required a high standard in order for a variance to be approved and stated that in his opinion that the standard had been met in this instance. Director Larson pointed out that Mr. Kuykendall had limited physical mobility and stated that placement of an accessory structure in the front yard setback was consistent with other properties along Hackberry and that sight distance would not be an issue. At the conclusion of the discussion Chairman Stillman requested a motion. Commissioner Bitner motioned to approve. Commissioner Mikelonis seconded. The motion carried by unanimous vote.
12. Chairman Stillman announced Agenda Item 12 as a request by Thomas Powers to change the zoning district of portions of Parcel Number 300-57-001A from RU-36 (rural, minimum lot area 36 acres) to SR-12 (single-household residential, minimum lot area 12,000 square feet). [Note: the full legal description of the portions subject to this rezone is found in the attached agenda.] Commissioner Bitner recused himself from the discussion and voting. Director Larson put a PDF exhibit showing the portions of the parcel subject to the rezone on the wall screens. Mr. Powers introduced himself and spoke on behalf of the agenda item and also spoke on behalf of Agenda Item 13. Mr. Powers stated that the owners of these parcels had been working on this rezone for two years and had done everything that was asked of them. No one from the public spoke in opposition. Commissioner Patton motioned to approve. Commissioner Woodall seconded. The motion carried by unanimous vote with Commissioner Bitner abstaining.
13. Chairman Stillman announced Agenda Item 13 as a request by Thomas Powers to change the zoning district of a portion of Parcel Number 300-55-017A from RU-36 (rural, minimum lot area 36 acres) to SR-12 (single-household residential, minimum lot area 12,000 square feet). [Note: the full legal description of the portion subject to this rezone is found in the attached agenda.] There were no questions or discussion from the public or members of the commission. Commissioner Woodall motioned to approve. Commissioner Merrell seconded. The motion carried by unanimous vote with Commissioner Bitner abstaining.

Chairman Stillman requested a motion to adjourn the meeting. Commissioner Bitner motioned to adjourn. Commissioner Mikelonis seconded. The meeting adjourned at approximately 6:35 PM.

■ END OF DETAILED WRITTEN DESCRIPTION ■