



**La Paz County Department of Community Development**  
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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**

**Regular Meeting**

**February 6, 2020 3:00 p.m.**

**Board of Supervisor's Meeting Room**  
**1108 Joshua Avenue, Parker, AZ 85344**

***NOTICE/AGENDA***

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, at 3:00 P.M. on **Thursday, February 6, 2020**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Approval of minutes from Regular Meeting, January 2, 2020.**

**5. Docket No. Z2020-002 – Landway Development Corp. APN: 302-32-012A** Applicant is requesting to Re-Zone from SR-1 and RVS to PD to accommodate addition of glamping, tents, and cabins; located at 51626 Ave 23E, Quartzsite, AZ, 85346. Section: 19 Township: 03N Range: 19W of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors Holly Irwin District 3)

**6. Adjournment**

**Next Planning and Zoning meeting March 5, 2020.**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday January 22, 2020 on or before the hour of 5:30 p.m.

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Jeff McCormick, Community Development Director

**MINUTES of the**  
**La Paz County Planning & Zoning Commission**  
**February 6, 2020 Regular Meeting**  
**La Paz County Board of Supervisors**  
**1108 S. Joshua Ave., Parker, AZ 85344**

**Present Were:** Chairwoman- Chonna Marshall, Vice-Chairman- Dennis Schilling; Commissioners: Dennis Price, John Newman, Daniel Tucker, and Community Development Interim Director- Tonya Hoogerwerf, & the property owners, Jim & Anne Kunisch

**Call the Meeting to Order:**

**Chairwoman Marshall** called the February 6, 2020, Planning & Zoning Commission Regular Meeting to order at 3:04 pm.

**Chairwoman Marshall opens the meeting with the Pledge of Allegiance.**

**County Manager Ron Drake made brief announcement that Jeff McCormick was no longer with the Community Development Office.**

**Approval of minutes from Regular Meeting January 2, 2020.**

**Commissioner Price** makes a motion to approve the minutes.

**Vice Chairman Schilling** seconds the motion and the motion passed; votes were unanimous.

**Chairwoman Marshall reads Docket Z2020-002, APN 302-32-012A.** Applicant is requesting to Re-Zone from SR-1 and RVS to PD to accommodate addition of glamping, tents, and cabins; located at 51626 Ave 23E, Quartzsite, AZ, 85346. Section: 19 Township: 03N Range: 19W of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors Holly Irwin District 3)

**Community Development Interim Director Tonya Hoogerwerf** provides details of the staff report, stating that previously a member of the review committee stated there needed to be a new survey done, but that Mr. Kunisch had complied and so at that time the staff had no recommendations. She also advised that a 207 Waiver would be necessary, and that Mr. Kunisch has it in his possession currently.

**Chairwoman Marshall** opens it up for questions from the commissioners; then asks if camping is allowed under PD zoning.

**Tonya** answers yes.

**Commissioner Schilling** Anna (Camacho- County Assessor- Review Committee) You feel that the application wasn't complete?

**Anna Camacho** responds that there wasn't a current survey but that it has been updated. She did add that because they will be an RVS, they will have different paperwork with her office that they will have to comply with each month and that her employee is working on a packet to bring over for Mr. & Mrs. Kunisch as we speak, and that they are aware of this.

**Commissioner Price** Are there any structures there now?

**Jim Kunisch** There is an upscale mobile home there now, that will be converted to an office; there is also a stick house which will be converted to a clubhouse/shower facility, etc.

**Commissioner Price** states he is not familiar with glamping and asks for an explanation.

**Jim Kunisch** Gives a detailed explanation of the difference between camping and glamping.

**Commissioner Schilling** sketch shows pull through RV's & what looks like a tiny home, is that correct?

**Jim Kunisch** That is a sketch from a park in Havasu we used for a demonstration. We will have pull through RV sites with the hook up amenities, but no tiny homes. We will have "sleepers" and goes into detail on the sleepers.

**Chairwoman Marshall** asks if there are any other questions or comments and opens for a motion.

**Commissioner Schilling** motions to approve docket number **Z2020-002, APN 302-32-012A.**

**Commissioner Price** seconds the motion and the motion passed, with a unanimous vote.

**Chairwoman Marshall adjourned the meeting at 3:13pm.**

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**Chonna Marshall, Chairwoman**

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**Tonya Hoogerwerf, Interim Community Development Director**