



**La Paz County Department of Community Development**  
1112 Joshua • Suite 202 • Parker, Arizona 85344  
(928) 669-6138 • Fax (928) 669-5503 • TDD (928) 669-8400

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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**February 6, 2014, 1:30 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, on **Thursday, February 6, 2014, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

- 1. Call to Order**
- 2. Approval of November 7, 2013 Planning and Zoning minutes.**
- 3. Docket No. Z2014-001 Spencer K Dela Cruz – APNs: 304-87-003A.** Applicant is requesting to Rezone from Rural Agricultural 40 (RA-40) to Manufactured Home Subdivision (MHS) The property is located at 66026 65<sup>th</sup> St, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 4. Docket No. Z2014-002 Tracy & Kathy Ellis – APNs: 310-24-004B.** Applicant is requesting to Rezone from Recreational Vehicle Park (RVP) to Residential High Density Site Built Dwelling (R3) The property is located at 3154 Parker Dam Rd, Parker, AZ 85346: Township 11N, Range 18W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 5. Community Development Update**
- 6. Call to Public**
- 7. Adjournment**

**Next Planning and Zoning meeting March 6, 2014**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Tuesday 21, 2014, on or before the hour of 5:00 p.m.

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Nora Yackley, 911 & GIS Coordinator



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**May 1, 2014, 1:30 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, on **Thursday, May 1, 2014, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

**1. Call to Order**

**2. Approval of March 6, 2014 Planning and Zoning minutes.**

- 1. Docket No. Z2014-003 Ivory Sands LLC – APNs: 302-54-039/302-24-0041.** Applicant is requesting to Rezone from Recreational Vehicle Park (RVP)/Regional Commercial Zoning (C2) to Heavy Industrial Zoning (HI). The properties are located at 14132 Flying J Rd, Ehrnberg, AZ 85334: Township 3N, Range 22W, Section 15 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**4. Community Development Update**

**5. Call to Public**

**6. Adjournment**

**Next Planning and Zoning meeting June 5, 2014**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on April 21, 2014, 2014, on or before the hour of 5:00 p.m.

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Nora Yackley, Administrator

**MINUTES of the  
La Paz County Planning & Zoning Commission  
May 1, 2014 Regular Public Hearing  
Board of Supervisor's Meeting Room  
1108 Joshua Avenue, Parker, Arizona**

**Present were:** Chairperson Robert Gory, Commissioners: Pat Jones, Bobby Page, Morris Sevada, Doug Wolfe, Dennis Price, Ken Olkowski, Chief Building Official, La Paz County Administrator Nora Yackley

**Call the Meeting to Order:**

**Chairperson Gory** called the May 1, 2014, Planning and Zoning Commission Public Hearing to order at 1:33pm.

**Approval of Minutes**

Approval of minutes for Thursday, March 6, 2014 Planning and Zoning Public Hearing.

**Commissioner Jones made the motion** to approve the March 6, 2014 Planning and Zoning Public Hearing minutes.

**Commissioner Page:** commented that there were two errors on page 2

**Commissioner Wolfe seconded** and the motion passed unanimously with corrections

**Docket No. Z2014-003 Ivory Sands LLC – APNs: 302-54-039/302-54-041.** Applicant is requesting to Rezone from Recreational Vehicle Park (RVP)/Regional Commercial Zoning (C2) to Heavy Industrial Zoning (HI). The properties are located at 14132 Flying J Rd, Ehrenberg, AZ 85334: Township 3N, Range 22W, Section 15 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**Chairperson Gory: Docket No. Z2014-003 Ivory Sands LLC – APNs: 302-54-039/302-54-041.** Applicant is requesting to Rezone from Recreational Vehicle Park (RVP)/Regional Commercial Zoning (C2) to Heavy Industrial Zoning (HI). The properties are located at 14132 Flying J Rd, Ehrenberg, AZ 85334: Township 3N, Range 22W, Section 15 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3) What is the recommendation from staff?

**Chief Building Inspector Olkowski:** Read Staff report of **Docket No. Z2014-003 Ivory Sands LLC ( – APNs: 302-54-039/041.** Applicant is requesting a Rezone from Recreational Vehicle Park / Commercial Zoning to Heavy Industrial Zoning. The property is located at 14132 Flying J Rd, Ehrenberg, AZ 85334: Township 3N,

Range 22W, Section 15 of the Gila and Salt River Meridian, La Paz County, Arizona  
(Board of Supervisors District 3)

Staff recommendation is to approve with the following stipulations

1. Parcels must be combined
2. Provide a storm water prevention pollution plan.
3. Grading and Drainage plan.
4. Must comply with the La Paz County Flood Plain Management Ordinance for the development of the property and structures.
5. Sign an ARS 12-1134 (207) waiver.
6. All Development shall comply with the Aquifer Protection Plan for La Paz County. The reason for these requirements is because it is in the Bouse Wash and there will be run off and we do not want any contaminates going down the wash.

**Commissioner Jones** asked that the following stipulation be included, all State, Federal and County permits be must be pulled and finalized prior to Certificate of Occupancy being issued.

**Mr. Downing:** Gave a brief description of the project. He also shared the map of the parcel.

**Chairman Gory:** Called for a motion

**Commissioner Jones:** ADEQ should be checked with

**Open to public:**

None

**Commissioner Peirce :** motion to approve, -**Chief Building Official Olkowski:** Read Staff report of **Docket No. Z2014-003 Ivory Sands LLC ( – APNs: 302-54-039/041.** Applicant is requesting a Rezone from Recreational Vehicle Park / Commercial Zoning to Heavy Industrial Zoning. The property is located at 14132 Flying J Rd, Ehrenberg, AZ 85334 Township 3N, Range 22W, Section 15 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3). Staff recommendation is to approve with the following stipulations

1. Parcels must be combined
2. Provide a storm water prevention pollution plan.
3. Grading and Drainage plan.
4. Must comply with the La Paz County Flood Plain Management Ordinance for the development of the property and structures.
5. Sign an ARS 12-1134 (207) waiver.
6. All Development shall comply with the Aquifer Protection Plan for La Paz County. The reason for these requirements is because it is in the Bouse Wash and there will be run off that we do not want any contaminates going down the wash.

7. All State, Federal and County permits must be pulled and finalized prior to Certificate of Occupancy being issued

**Commissioner Page:** Seconded the motion.

**Chairman Gory:** Called for vote, item passed unanimously

**Agenda Item #4 - Community Development Update**

**Building Official Olkowski:** gave an update on the building going on in the County.

**Call to Public**

**Adjournment**

**Chairperson Gory** called for a motion to adjourn the May 1, 2014 meeting at 2:40 pm.

**Commissioner Page** made a motion to adjourn the May1, 2014, Planning and Zoning Commission meeting.

**Commissioner Sevada** seconded the motion passed unanimously.

The meeting adjourned at 2:00 pm.

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Robert Gory, Chairperson

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Ken Olkowski, Chief Building Official

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Nora Yackley, Community Development Administrator



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**

**Regular Meeting / Public Hearing**

**July 3, 2014, 1:30 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, on **Thursday, July 3, 2014, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

**1. Call to Order**

**2. Approval of May 1, 2014 planning and Zoning minutes.**

**3. Docket No. TP2014-001 Spencer K De la Cruz – APN(s): 304-87-003A, 006 & 007.** Applicant is requesting a Tentative Map; the purpose is to develop 39 lots (33.92 acres) for a subdivision, Indian Hills Unit 7. The property is located at SW Corner of Ola St and Idaho Way, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**4. Docket No. TP2014-002 Sun Valley Holdings – APN(s): 302-50-022 & 001.** Applicant is requesting a Tentative Map; the purpose is to develop 400 lots (83 acres) for Residential RV Park with a Clubhouse: Township 3N, Range 22W, Section 10 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**5. Community Development Update**

**6. Call to Public**

**7. Adjournment**

**Next Planning and Zoning meeting August 7, 2014**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Tuesday June 3, 2014, on or before the hour of 5:00 p.m.

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Nora Yackley, Community Development Administrator

**MINUTES of the  
La Paz County Planning & Zoning Commission  
July 3, 2014 Regular Public Hearing  
Board of Supervisor's Meeting Room  
1108 Joshua Avenue, Parker, Arizona**

**Present were:** Chairperson Robert Gory, Commissioners: Pat Jones, Bobby Page, Morris Sevada, Lee Mahoney, Chonna Marshall, La Paz County Administrator Nora Yackley & Administrative Assistant Renee Nelson

**Call the Meeting to Order:**

**Chairperson Gory** called the July 3, 2014, Planning and Zoning Commission Public Hearing to order at 1:33pm.

**Approval of Minutes**

Approval of minutes for Thursday, May 1, 2014 Planning and Zoning Public Hearing.

**Commissioner Jones made the motion** to approve the May 1, 2014 Planning and Zoning Public Hearing minutes.

**Commissioner Page seconded** and the motion passed unanimously.

**Chairperson Gory read Docket No. TP2014-001 Spencer K De la Cruz – APN(s): 304-87-003A, 006 & 007.** Applicant is requesting a Tentative Map; the purpose is to develop 39 lots (33.92 acres) for a subdivision, Indian Hills Unit 7. The property is located at SW Corner of Ola St and Idaho Way, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3) **What does the staff recommend?**

**Community Development Administrator Yackley:** Read Staff report of **Docket No. TP2014-001 Spencer K De la Cruz – APN(s): 304-87-003A, 006 & 007.** Applicant is requesting a Tentative Map; the purpose is to develop 39 lots (33.92 acres) for a subdivision, Indian Hills Unit 7. The property is located at SW Corner of Ola St and Idaho Way, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Staff recommendation is to approve with the following stipulations

1. must conform and comply with Engineer report
2. subdivision regulations need to be addressed
3. roads need to be addressed

**Chairperson Gory** asked that the items the engineer requested, do the people applying know about the engineer's report requirements?

**Community Development Administrator Yackley** answered yes and the way this works is that we approve tentative plat and final plat is not done until all stipulations are met

**Chairperson Gory** the property owner who is against the tentative plat would like their letter to be read into record

**Community Development Administrator Yackley** explained we could mark it Exhibit A and enter it into record

**Chairperson Gory** Read letter into record

**Community Development Administrator Yackley** explained this actual development was included with the original development

**Chairperson Gory** The letter referenced a map from 2007? Where did that come from?

**Chairperson Gory** asked if anyone was here to help with these questions

**Commissioner Jones** the road addressed in the letter is not leaving. This developer can go no further until this tentative plat is approved. This does not make this the final plat, only gives them the approval that they can proceed to the next step. The civil issues have nothing to do with our level. Those are left to the courts to decide.

**Commissioner Page** currently the property is zoned RA-40, good to subdivide at this point?

**Community Development Administrator Yackley** answered yes

**Chairman Gory:** Called for a motion

**Open to public:**

None

**Commissioner Sevada :** motion to approve with staff recommendations and engineer recommendations, - : **Docket No. TP2014-001 Spencer K De la Cruz – APN(s): 304-87-003A, 006 & 007.** Applicant is requesting a Tentative Map; the purpose is to develop 39 lots (33.92 acres) for a subdivision, Indian Hills Unit 7. The property is located at SW Corner of Ola St and Idaho Way, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**Commissioner Jones:** Seconded the motion.

**Chairman Gory:** Called for vote, item passed unanimously



**Chairperson Gory Docket No. TP2014-002 Sun Valley Holdings – APN(s): 302-50-022 & 001.** Applicant is requesting a Tentative Map; the purpose is to develop 400 lots (83 acres) for Residential RV Park with a Clubhouse: Township 3N, Range 22W, Section 10 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3) **What does staff recommend?**

**Community Development Administrator Yackley:** Read Staff Report **TP2014-002 Sun Valley Holdings – APN(s): 302-50-022 & 001.** Applicant is requesting a Tentative Map; the purpose is to develop 400 lots (83 acres) for Residential RV Park with a Clubhouse: Township 3N, Range 22W, Section 10 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Staff recommendation is to approve with the following stipulations

1. Must conform and comply with Engineer's report
2. Parcels must be combined
3. Work with ADEQ on plans for the sewer plant

**Community Development Administrator Yackley** explained the water Department sent letter after staff report was completed. They were concerned, as the owners had not contacted them. At this time the water dept. does not have capacity for this project, but current owners have a back up plan and this will be addressed.

**Commissioner Jones** explained that as a developer you are not going to proceed without the tentative plat

**Community Development Administrator Yackley** explained that she just wanted you to be sure that we are working on this. As far as the second letter, we cannot take this into account, as there is no reason why they do not approve. They chose not to give any reasons in writing.

**Developer Kevin Albrighton** Explained that he is one of the principles of this project. The development will be self-contained in regards to the sewer and we have been working with ADEQ. This will be an on site treatment plant.

In addition, the lack of water has been resolved. We have already signed a contract with Larry Gear and we have gotten the ok from EIA as well. EIA will handle the distribution. The proposed development includes 1800 feet on the river and has nothing to do with project going on to the north of them

**Commissioner Mahoney** under the impression that water belongs to Colorado river and is unusable

**Developer Kevin Albrighton** explained that is why they have gone into contract with Larry Gear and the EIA will administer for them

**Chairman Gory:** Called for a motion

**Open to public:**  
None

**Commissioner Page :** motion to approve, **TP2014-002 Sun Valley Holdings – APN(s): 302-50-022 & 001.** Applicant is requesting a Tentative Map; the purpose is to develop 400 lots (83 acres) for Residential RV Park with a Clubhouse: Township 3N, Range 22W, Section 10 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**Commissioner Jones:** Seconded the motion. Any stipulations included with that?

**Community Development Administrator Yackley** Take care of engineer report and work with ADEQ regarding the sewer

**Motion Amended by Chairperson Page** to include stipulations and staff recommendation

**Chairman Gory:** Called for vote, item passed unanimously

#### **Agenda Item #4 - Community Development Update**

Community Development Administrator Yackley: There has been a huge change in our department and we have new members in our office. Renee Nelson has been added to our office as an Administrative Assistant. We also have a new code enforcement officer, Spencer Arnold. He is doing a good job at cleaning up our code enforcement issues and we currently have a couple of cases at the attorney's office. They are moving slowly, but moving. We are currently without a hearing officer so all cases will be going to the county court. The McMullen Valley Food Bank is coming along. Right now, we are playing catch up, we are cleaning up and looking to move forward. Training is currently in the works and will be scheduled for all staff. We are also looking towards streamlining our sanitary department. Our goal is to streamline the whole office so that we can be a one-stop shop for the taxpayer.

September 1 we will be starting with the next generation 911. This will take about 1 year and we will be able to pinpoint people on GIS with your cell phone.

**Call to Public**  
None

**Adjournment**

**Chairperson Gory** called for a motion to adjourn the July 3, 2014 meeting at 2:15 pm.

**Commissioner Jones** made a motion to adjourn the July 3, 2014, Planning and Zoning Commission meeting.

**Commissioner Sevada** seconded, the motion passed unanimously.

The meeting adjourned at 2:15 pm.

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Robert Gory, Chairperson

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Ken Olkowski, Chief Building Official

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Nora Yackley, Community Development Administrator



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**August 7, 2014, 1:30 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, on **Thursday, August 7, 2014, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

- 1. Call to Order**
- 2. Approval of July 3, 2014 planning and Zoning minutes.**
- 3. Docket No. Z2014-004 Robert L Ford – APNs: 307-17-024F & 024G.** Applicant is requesting to Rezone from Suburban Ranch (SR2 & SR3) to Suburban Ranch (SR1) The property is located at 28597 Ron Dee Court & 44633 Ron Dee Lane, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 4. Docket No. Z2014-005 Ray & Renee Townsend – APNs: 307-17-013A.** Applicant is requesting to Rezone from Rural Agricultural minimum 40 Acres (RA-40) to Suburban Ranch (SR1) The property is located at 28004 Stagecoach Norris, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 5. Community Development Update**
- 6. Call to Public**
- 7. Adjournment**

**Next Planning and Zoning meeting September 4, 2014**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday July 3, 2014, on or before the hour of 5:00 p.m.

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Nora Yackley, Community Development Administrator



**MINUTES of the  
La Paz County Planning & Zoning Commission  
August 7, 2014 Regular Public Hearing  
Board of Supervisor's Meeting Room  
1108 Joshua Avenue, Parker, Arizona**

**Present were:** Chairperson Robert Gory, Commissioners: Pat Jones, Bobby Page, Morris Sevada, Lee Mahoney, Chonna Marshall, Dennis Price, La Paz County Administrator Nora Yackley & Administrative Assistant Renee Nelson

**Call the Meeting to Order:**

**Chairperson Gory** called the August 7, 2014, Planning and Zoning Commission Public Hearing to order at 1:34pm.

**Approval of Minutes**

Approval of minutes for Thursday, July 3, 2014 Planning and Zoning Public Hearing.

**Commissioner Jones made the motion** to approve the July 3, 2014 Planning and Zoning Public Hearing minutes.

**Commissioner Page seconded** the motion with one correction; the last page reads Chairperson Page and should read Chairperson Gory, with the correction the motion passed unanimously.

**Chairperson Gory read Docket No. Docket No. Z2014-004 Robert L Ford – APN(s): 307-17-024F & 024G.** Applicant is requesting to Rezone from Suburban Ranch (SR2 & SR3) to Suburban Ranch (SR1) The property is located at 28597 Ron Dee Court & 44633 Ron Dee Lane, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)  
**What does the staff recommend?**

**Community Development Administrator Yackley:** Read Staff report of **Docket No. Z2014-004 Robert L Ford – APN(s): 307-17-024F & 024G.** Applicant is requesting to Rezone from Suburban Ranch (SR2 & SR3) to Suburban Ranch (SR1) The property is located at 28597 Ron Dee Court & 44633 Ron Dee Lane, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Staff recommendation is to approve with the following stipulations

1. Applicant to sign a 207 Waiver

**Commissioner Sevada:** asked why the parcels were combined in the first place

**Community Development Administrator Yackley:** explained this way he can divide the one parcel if that is what he desires

**Chairman Gory:** Called for a motion

**Open to public:**  
None

**Commissioner Mahoney :** motion to approve with staff recommendations **Docket No. Z2014-004 Robert L Ford – APN(s): 307-17-024F & 024G.** Applicant is requesting to Rezone from Suburban Ranch (SR2 & SR3) to Suburban Ranch (SR1) The property is located at 28597 Ron Dee Court & 44633 Ron Dee Lane, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

**Commissioner Marshall:** Seconded the motion.

**Commissioner Page:** Will re-zone affect the taxes

**Chairperson Gory:** explained that yes it can

**Community Development Yackley:** All properties are taxed based on current use and not how they are zoned

**Chairperson Gory:** explained that this will come back to us if they choose to do anything more

**Community Development Administrator Yackley:** explained that if the applicant chooses to divide the parcels more than 5 times it would come back to the board, but otherwise done administratively

**Commissioner Page:** main question is that the parcels surrounding it are zoned SR1, SR2 and SR3, not understanding why he combined and then wants to re-zone to SR1

**Commissioner Jones:** asked that for SR zoning SR1 is the lowest they can go?

**Community Development Administrator Yackley:** Yes SR1 is the lowest and it is the belief that he combined the lots and then wants to re-zone so that he can divide the lots into 1 acre parcels

**Chairperson Gory:** asked if there is any type of time limit after being rezoned

**Community Development Administrator Yackley:** At this time we are not sure what her intentions are in regarding dividing the parcel, we only know for sure that she wants to place her manufactured home

**Commissioner Page:** Do we know why she wants SR1

**Community Development Administrator Yackley:** At this time it fits better with what she wants to do

**Chairman Gory:** Really, this parcel should already have been rezoned

**Community Development Administrator Yackley:** Yes it should be zoned RA5

**Chairman Gory:** Is there any money to get a better camera? The pictures that have been provided are horrible

**Community Development Administrator Yackley:** Yes, we can print them out in color

**Commissioner Page:** Is there any way that we can get a list of all parcels that are out of compliance

**Community Development Administrator Yackley:** At this time we make them come into compliance when they come in to pull a permit, there is list

**Chairman Gory:** a lot of this happened before we were even a county, maybe if time and workload permits community development could look into getting people in to compliance

**Community Development Administrator Yackley:** If we run across one that comes in to get a permit, we then make them come into compliance before issuing the permit. This stems from when we became a county, at that time they just did a blanket zoning for many of the parcels

**Chairman Gory:** This is a big issue in our county

**Commissioner Jones:** Holiday Harbor has issues as well; there are houses in that subdivision that has the exact same address and the only thing different is the street name

**Community Development Director Yackley:** We are slowly changing and getting these updated, because we do know that it is a disaster. My original goal was to have the 911 addresses updated by September 1, but I am the only one that can do it and I just do not see the goal being met

**Commissioner Page:** Is there any way we can mirror from the 911 database



**Community Development Administrator Yackley:** We are the database, 911 pulls their information from us

**Chairman Gory:** Called for vote, item passed unanimously

**Chairperson Gory Docket No. Z2014-005 Ray & Renee Townsend – APN(s): 307-17-013A.** Applicant is requesting to Rezone from Rural Agricultural minimum 40 Acres (RA-40) to Suburban Ranch (SR1) The property is located at 28004 Stagecoach Norris, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

**What does staff recommend?**

**Community Development Administrator Yackley:** Read Staff Report **Docket No. Z2014-005 Ray & Renee Townsend – APN(s): 307-17-013A.** Applicant is requesting to Rezone from Rural Agricultural minimum 40 Acres (RA-40) to Suburban Ranch (SR1) The property is located at 28004 Stagecoach Norris, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Staff recommendation is to approve with the following stipulations

1. Applicant to sign a 207 Waiver

**Open to public:**

None

**Chairman Gory:** Called for a motion

**Commissioner Jones:** motion to approve with staff recommendations, **Docket No. Z2014-005 Ray & Renee Townsend – APNs: 307-17-013A.** Applicant is requesting to Rezone from Rural Agricultural minimum 40 Acres (RA-40) to Suburban Ranch (SR1) The property is located at 28004 Stagecoach Norris, Bouse, AZ 85325: Township 07N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

**Commissioner Page:** Seconded the motion.

**Chairman Gory:** Called for vote, item passed unanimously

#### **Agenda Item #4 - Community Development Update**

Family Dollar out in Bouse has started, plans are in and Kenny is going over that. We have also gotten some large housing projects that have been submitted. Anna and I will be heading to Utah next week for an IWORQ's conference. GIS is almost completely done, we will be presenting to the board in September. We just had the 208 program

assigned to us, so now we will get some funds from ADEQ. MOAH have signed the agreement, so we will now comply with that, which we were not for the last 6 to 8 months.

**Chairperson Gory** asked if we take part with Town of Parker. Yes, we do, Ken does inspections and plan reviews for all of Parker. We will not have any control over the new hotel except of course for the inspections and plan review.

There have been talks about possibly forming an IGA with Quartzsite, some benefits for our department If we did they would pay us enough money so that we could hire another inspector. There are pros and cons to consider, but at this time, we are just throwing the idea around.

**Commissioner Page** again asks the question about taxes, if people are being taxed and not paying enough because their properties are not being zoned correctly.

**Community Development Administrator** The assessor's office values parcels on current use, not what it is zoned for.

**Chairperson Gory** where do we stand with the county attorney, has he done anything in regards to code enforcement issues

**Community Development Administrator Yackley**, yes and no, we normally have a hearing officer, at this time we do not. We do what we call a compliance letter. If it is a structure that is an imminent threat to health and safety, we can cut power. If it is a structure without permit we can red tag and put a stop to building. If they do not come into compliance then a citation will be written and they get a certain amount of time before being fined.

### **Call to Public**

None

### **Adjournment**

**Chairperson Gory** called for a motion to adjourn the August 7, 2014 meeting at 2:10 pm.

**Commissioner Page** made a motion to adjourn the August 7, 2014, Planning and Zoning Commission meeting.

**Commissioner Jones** seconded, the motion passed unanimously.

The meeting adjourned at 2:10 pm.

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Robert Gory, Chairperson

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Ken Olkowski, Chief Building Official

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Nora Yackley, Community Development Administrator



**La Paz County Department of Community Development**  
1112 Joshua • Suite 202 • Parker, Arizona 85344  
(928) 669-6138 • Fax (928) 669-5503 • TDD (928) 669-8400

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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**September 4, 2014, 1:30 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, on **Thursday, September 4, 2014, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

1. **Call to Order**
2. **Approval of August 7, 2014 Planning and Zoning minutes.**
3. **Docket No. Z2014-006 Harrisburg Utility Co – APN(s): 304-87-003B.** Applicant is requesting to Rezone from Rural Agricultural (RA-40) to Regional Commercial (C-2) & Manufactured Home Subdivision (MHS) The property is located at 66624 Monroe St, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
4. **Docket No. Z2014-007 Jose Favela - APN: 305-37-007D.** Applicant is requesting to Rezone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch (SR) The property is located on McVay Rd, Salome AZ 85348: Township 05N, Range 15W, Section 20 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
5. **Community Development Update**
6. **Call to Public**
7. **Adjournment**

**Next Planning and Zoning meeting October 2, 2014**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday July 31, 2014, on or before the hour of 5:00 p.m.

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Nora Yackley, Community Development Administrator



**MINUTES of the  
La Paz County Planning & Zoning Commission  
September 4, 2014 Regular Public Hearing  
Board of Supervisor's Meeting Room  
1108 Joshua Avenue, Parker, Arizona**

**Present were:** Chairperson Robert Gory, Commissioners: Pat Jones, Bobby Page, Morris Sevada, Lee Mahoney, Chonna Marshall, Dennis Price, Doyle Thompson Jr., La Paz County Building Official Ken Olkowski & Permit Technician Anna Camacho

**Call the Meeting to Order:**

**Chairperson Gory** called the September 4, 2014, Planning and Zoning Commission Public Hearing to order at 1:33 pm.

**Approval of Minutes**

Approval of minutes for Thursday, August 7, 2014 Planning and Zoning Public Hearing.

**Commissioner Page made the motion** to approve the August 7, 2014 Planning and Zoning Public Hearing minutes.

**Commissioner Jones seconded** the motion and the motion passed unanimously

**Chairperson Gory read Docket No. Z2014-006 Harrisburg Utility Co – APN(s): 304-87-003B.** Applicant is requesting to Rezone from Rural Agricultural (RA-40) to Regional Commercial (C-2) & Manufactured Home Subdivision (MHS) The property is located at 66624 Monroe St, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**What does the staff recommend?**

**Community Development Building Official Olkowski:** Read Staff report of **Docket No. Z2014-006 Harrisburg Utility Co – APN(s): 304-87-003B.** Applicant is requesting to Rezone from Rural Agricultural (RA-40) to Regional Commercial (C-2) & Manufactured Home Subdivision (MHS) The property is located at 66624 Monroe St, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Staff recommendation is to approve with the following stipulations

1. Applicant to sign a 207 Waiver

**Chairperson Gory:** Letter received from opposing property owner, Letter read into record as requested

**Open to public:**

Mr. Scott introduced himself and explained this was his property. The zoning issues were created prior to La Paz County becoming a County. This is just one of the many parcel issues that have fallen through the cracks. When he found out that Mr. De La Cruz was going to develop his property he decided that he should re-zone to come into compliance. He also was not aware that Susan Evans had written a letter in protest and he would meet with her to discuss her concerns.

**Commissioner Jones:** visited the property and he saw no problems with having the dual zoning

**Chairman Gory:** Called for a motion

**Commissioner Mahoney :** motion to approve with staff recommendations **Docket No. Z2014-006 Harrisburg Utility Co – APN(s): 304-87-003B.** Applicant is requesting to Rezone from Rural Agricultural (RA-40) to Regional Commercial (C-2) & Manufactured Home Subdivision (MHS) The property is located at 66624 Monroe St, Salome, AZ 85348: Township 05N, Range 13W, Section 28 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**Commissioner Marshall:** Seconded the motion.

**Chairman Gory:** Called for vote, item passed unanimously

**Chairperson Gory Docket No. Docket No. Z2014-007 Jose Favela - APN: 305-37-007D.** Applicant is requesting to Rezone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch (SR) The property is located on McVay Rd, Salome AZ 85348: Township 05N, Range 15W, Section 20 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**What does staff recommend?**

**Community Development Building Official Olkowski:** Read Staff Report **Docket No. Z22014-007 Jose Favela - APN: 305-37-007D.** Applicant is requesting to Rezone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch (SR) The property is located on McVay Rd, Salome AZ 85348: Township 05N, Range 15W, Section 20 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Staff recommendation is to approve with the following stipulations

1. Applicant to sign a 207 Waiver

**Open to public:**

Karen Harris introduced herself and stated that she bought the property out in that area so she could enjoy the acreage. She is in protest of splitting the property into five 1-acre lots. She would not mind two 5-acre lots. She also believes that there are code enforcement issues on this property as well and asked that they be looked into, before approval of this rezone. She thanked the board for giving her the opportunity to voice her opinion.

**Chief Building Official Olkowski:** Will go to property to check on the code enforcement issues.

**Chairman Gory:** Called for a motion

**Commissioner Jones:** motion to approve with staff recommendations and with the stipulation that the county review the property to make sure there are no code enforcement issues **Docket No. Z2014-007 Jose Favela - APN: 305-37-007D.** Applicant is requesting to Rezone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch (SR) The property is located on McVay Rd, Salome AZ 85348: Township 05N, Range 15W, Section 20 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**Commissioner Page:** Seconded the motion.

**Chairman Gory:** Called for vote, **Commissioner Page:** Abstained **Commissioner Price:** Nay, all others Yay

**Agenda Item #4 - Community Development Update**

Chief Building Official Olkowski announced there is going to be a new truck stop that is being developed in Ehrenberg and it will be double the size of the Zip. The Town of Parker has five more solar projects that they are working on. Spencer Arnold is now a State Certified Code Enforcement Officer. Our office is working well together.

**Call to Public**

None

**Adjournment**

**Chairperson Gory** called for a motion to adjourn the September 4, 2014 meeting at 2:45 pm.

**Commissioner Page** made a motion to adjourn the September 4, 2014, Planning and Zoning Commission meeting.



**Commissioner Jones** seconded, the motion passed unanimously.

The meeting adjourned at 2:45 pm.

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Robert Gory, Chairperson

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Ken Olkowski, Chief Building Official

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Nora Yackley, Community Development Administrator



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**November 6, 2014, 1:30 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, on **Thursday, November 6, 2014, 1:30 P.M.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

- 1. Call to Order**
- 2. Approval of September 4, 2014 Planning and Zoning minutes.**
- 3. Docket No. Z2014-008 Clark Price Ceramic Tile & Marble Inc - APN: 304-72-010M.**  
Applicant is requesting to Rezone from Suburban Ranch minimum 4 Acres (SR-4) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 68178 Simcox, Salome, AZ 85348: Township 05N, Range 13W, Section 23 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 4. Community Development Update**
- 5. Call to Public**
- 6. Adjournment**

**Next Planning and Zoning meeting December 4, 2014**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday October 15, 2014, on or before the hour of 5:00 p.m.

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Nora Yackley, Community Development Administrator

**MINUTES of the  
La Paz County Planning & Zoning Commission  
November 6, 2014 Regular Public Hearing  
Board of Supervisor's Meeting Room  
1108 Joshua Avenue, Parker, Arizona**

**Present were:** Commissioners: Pat Jones, Lee Mahoney, Chonna Marshall, Dennis Price, Doyle Thompson Jr., Doug Wolfe, La Paz County Code Enforcement Officer Spencer Arnold and Administrative Assistant Renee Nelson

**Call the Meeting to Order:**

**Commissioner Jones** called the November 6, 2014, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

**Approval of Minutes**

Approval of minutes for Thursday, September 4, 2014 Planning and Zoning Public Hearing.

**Commissioner Price made the motion** to approve the September 4, 2014 Planning and Zoning minutes

**Commissioner Thompson, seconded** the motion

**Commissioner Jones** called for the vote, 5 ayes, with **Commissioner Wolfe** abstaining, motion passed

**Commissioner Jones** read **Docket No. Z2014-008 Clark Price Ceramic Tile & Marble Inc - APN: 304-72 010M.** Applicant is requesting to Rezone from Suburban Ranch minimum 4 Acres (SR-1) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 68178 Simcox, Salome AZ 85348: Township 05N, Range 13W, Section 23 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**What does the staff recommend?**

**Community Development Code Enforcement Officer Arnold:** Read Staff report of **Docket No. Z2014-008 Clark Price Ceramic Tile & Marble Inc - APN: 304-72-010M.** Applicant is requesting to Rezone from Suburban Ranch minimum 4 Acres (SR-4) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 68178 Simcox, Salome, AZ 85348: Township 05N, Range 13W, Section 23 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**Staff recommendation is to approve with the following stipulations**

1. Applicant to sign a 207 Waiver

**Commissioner Jones:** any questions or comments

**Open to public:**

Dan Clark introduced himself and explained that he would like to change this for residential use. The reason that he would like this property to be rezoned is that the taxes have gone considerably up and he would like to divide the acreage into 1 acre parcels to try and sale them.

**Commissioner Wolfe:** motion to approve with staff recommendations **Docket No. Z2014-008 Clark Price Ceramic Tile & Marble Inc - APN: 304-72-010M.** Applicant is requesting to Rezone from Suburban Ranch minimum 4 Acres (SR-4) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 68178 Simcox, Salome, AZ 85348: Township 05N, Range 13W, Section 23 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**Commissioner Jones:** Called for vote, item passed unanimously

**Adjournment**

**Commissioner Jones** called for a motion to adjourn the November 6, 2014 meeting at 1:35 pm.

**Commissioner Thompson** made a motion to adjourn the November 6, 2014, Planning and Zoning Commission meeting.

**Commissioner Wolfe** seconded, the motion passed unanimously.

The meeting adjourned at 1:35 pm.

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Robert Gory, Chairperson

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Ken Olkowski, Chief Building Official

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Nora Yackley, Community Development Administrator