



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

LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
February 5, 2015 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 5, 2015, 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 January 8, 2015 Planning and Zoning minutes**
- 3. Docket No. Z2015-001 Frank & Carolyn Adams - APN: 307-54-013.** Applicant is requesting to Re-zone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 28660 Mule Ln, Bouse, AZ 85325: Township 07N, Range 17W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 4. Docket No. Z2015-002 Jack & Diane Weaver - APN: 307-07-028C.** Applicant is requesting to Re-zone from Suburban Ranch minimum 2 Acres (SR-2) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 29431 Stage Coach Rd, Bouse, AZ 85325: Township 07N, Range 17W, Section 357 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 Thursday March 5, 2015

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday, January 28, 2015, on or before the hour of 5:00 p.m.

Nora Yackley, 911 & GIS Coordinator

**MINUTES of the
La Paz County Planning & Zoning Commission
February 5, 2015 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Pat Jones, Morris Sevada, Chonna Marshall, Dennis Price, Doyle Thompson Jr., Doug Wolfe, Chief Building Official Olkowski and Administrative Assistant Renee Nelson

Call the Meeting to Order:

Chairperson Gory called the February 5, 2015, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, January 8, 2015 Planning and Zoning Public Hearing.

Commissioner Thompson made the motion to approve the January 8, 2015 Planning and Zoning Public Hearing minutes.

Commissioner Price seconded the motion and the motion passed with Commissioner Wolfe abstaining

Chairperson Gory read Docket No. Z2015-001 Frank & Carolyn Adams - APN: 307-54-013. Applicant is requesting to Re-zone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 28660 Mule Ln, Bouse, AZ 85325: Township 07N, Range 17W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2) **What does the staff recommend?**

Chief Building Official Olkowski: Read Staff report **Docket No. Z2015-001 Frank & Carolyn Adams - APN: 307-54-013.** Applicant is requesting to Re-zone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 28660 Mule Ln, Bouse, AZ 85325: Township 07N, Range 17W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Staff recommendation is to approve with the following stipulation(s)

1. Applicant to sign a 207 Waiver

Chairperson Gory asked that on the history printed it shows Frank Adams requesting and at bottom show ck# 118, is that a check #, just wanting to make sure it has nothing to do with new zoning regulations

Chairperson Gory also wanted to thank our staff for improving the packets; they have done a very good job

Chairperson Gory asked if there were any other questions or comments at this time.

Open to public:
None

Chairperson Gory: Called for a motion

Commissioner Wolfe made the motion to approve with staff recommendations, **Z2015-001 Frank & Carolyn Adams - APN: 307-54-013.** Applicant is requesting to Re-zone from Rural Agricultural minimum 5 Acres (RA-5) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 28660 Mule Ln, Bouse, AZ 85325: Township 07N, Range 17W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Commissioner Thompson: Seconded the motion.

Chairperson Gory: Called for vote, item passed unanimously

Chairperson Gory read Docket No. Z2015-002 Jack & Linda Weaver - APN: 307-07-028C. Applicant is requesting to Re-zone from Suburban Ranch minimum 2 Acres (SR-2) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 29431 Stage Coach Rd, Bouse, AZ 85325: Township 07N, Range 17W, Section 35 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2) **What does the staff recommend?**

Chief Building Official Olkowski: Read Staff report **Docket No. Z2015-002 Jack & Linda Weaver - APN: 307-07-028C.** Applicant is requesting to Re-zone from Suburban Ranch minimum 2 Acres (SR-2) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 29431 Stage Coach Rd, Bouse, AZ 85325: Township 07N, Range 17W, Section 35 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Staff recommendation is to approve this application with the following stipulation(s)

1. Applicant must sign a 207 Waiver
2. Applicant is only allowed to divide parcels 5 ways which is the maximum allowed by law, anything more would be considered a subdivision

Chairperson Gory asked what would happen when they sold the larger parcel

Chief Building Official Olkowski explained that it would have to be to someone who is not related to the current owners for them to be able to split the parcel smaller

Chairperson Gory explained that we do not want to get into the business of circumventing the subdivision process and laws

Chief Building Official Olkowski explained that all land divisions are done through our office and we will do our due diligence to make sure that does not happen

Chairperson Gory stated that we did have someone in that area who had tried to do that

Chief Building Official Olkowski explained that we could re-zone a portion of the lots as SR-1 and keep the bigger portion as SR-2

Chairperson Gory asked if there were any more questions or comments

Open to public:

Applicant Linda Weaver introduced herself and explained that with the lay of the land and with the wash running through a portion of it, the only way we can feasibly split these parcels it to have one parcel 3 acres. If we were to put the parcel into four 2 acres parcels, it puts two in the middle of the wash. We want to leave it the same but split into 5 parcels.

Commissioner Sevada made the motion to approve with staff recommendations **Docket No. Z2015-002 Jack & Diane Weaver - APN: 307-07-028C.** Applicant is requesting to Re-zone from Suburban Ranch minimum 2 Acres (SR-2) to Suburban Ranch minimum 1 Acre (SR-1) The property is located at 29431 Stage Coach Rd, Bouse, AZ 85325: Township 07N, Range 17W, Section 35 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Commissioner Wolfe seconded the motion

Commissioner Jones asked that this will now leave four 1-acre parcels and one 3-acre parcel, wouldn't that 3-acre parcel need a different zoning, as it is 3 acres and not 1

Chief Building Official Olkowski explained that it is a minimum requirement, not maximum, so the 3 acre under SR-1 is fine, we will just need to make sure that the current owner or a family member does not split the final 3-acre parcel

Applicant Linda Weaver explained that we have a map showing how we want to divide the parcels

Chairperson Gory explained that we just want you, as the applicant, to be clear that you will not be able to split into any more parcels, unless it is sold to someone other than family

Applicant Linda Weaver explained that our plan is to only split this into the five parcels

Chairperson Gory stated that on this Board, we just make a recommendation to the Board of Supervisors and then the Board makes the final decision; just want to make that straight for you

Applicant Linda Weaver asked if a survey is required before going to the Board of Supervisors

Chairperson Gory explained that is a question for the staff, we just make the recommendation

Chairperson Gory: called for the vote, 6 ayes and 1 nay by **Commissioner Jones**

Agenda Item #4 - Community Development Update

Chief Building Official Olkowski explained that yesterday he and Administrator Yackley met with ADOT, in Quartzsite in the Tyson wash. ADOT is going to be making grade beams in between the posts to stop the scouring and also will do an eight foot turn down. As Nora and I are the Flood Plane Administrators for the county, we will be heavily involved. Things have been keeping us busy in our office; I currently have three very large houses that are in the process going upriver. Our office has not heard anything about the egg farm at this point.

Chairperson Gory asked if there was anything happening on the solar plant

Chief Building Official Olkowski explained that we were in talks with people in Utah and all was going OK with the project until they went to APS to try to get a contract with them to purchase the power and APS would not sign for the power

Chairperson Gory stated that APS was supposed to supply us with more power through out the years, they were supposed to do some engineering and bring us more power and nothing has ever happened. How about the issues regarding the Bill Williams River and the water rights? I heard that there is a big company that wants to take the water for mining purposes

Commissioner Jones stated that he knew there were mining crews up at Planet Ranch last couple of weekends as he was the one to pilot them in

Chairperson Gory asked if La Paz County was still involved with Mohave County and the Planet Ranch situation.

Commissioner Jones explained that they did mention it at one of the supervisors meeting's that we are supposed to go into a coalition with Mohave County

Chief Building Official Olkowski stated that we have not heard anything regarding this issue

Call to Public

None

Adjournment

Chairperson Gory called for a motion to adjourn the February 5, 2015 meeting at 1:58 pm.

Commissioner Thompson made a motion to adjourn the February 5, 2015, Planning and Zoning Commission meeting.

Commissioner Price seconded, the motion passed unanimously.

The meeting adjourned at 1:58 pm.

Robert Gory, Chairperson

Ken Olkowski, Chief Building Official

Renee Nelson, Administrative Assistant



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
April 2, 2015 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, April 2, 2015, 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 February 5, 2015 Planning and Zoning minutes**
3. **Docket No. Z2015-003 Julian & Diane Barbara - APN: 307-17-018A.** Applicant is requesting to Re-zone from General Commercial Zoning District (C-2) to Heavy Industrial Zoning District (HI), for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
4. **Docket No. CU2015-001 Julian & Diane Barbara - APN: 307-17-018A.** Applicant is requesting a conditional use permit, for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, 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 Thursday May 7, 2015

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Wednesday, March 18, 2015, on or before the hour of 5:00 p.m.

Nora Yackley, 911 & GIS Coordinator

**MINUTES of the
La Paz County Planning & Zoning Commission
April 2, 2015 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Pat Jones, Morris Sevada, Dennis Price, Doyle Thompson Jr., Doug Wolfe appeared telephonically, Community Development Administrator Yackley and Administrative Assistant Renee Nelson

Call the Meeting to Order:

Chairperson Gory called the April 2, 2015, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, February 5, 2015 Planning and Zoning Public Hearing.

Commissioner Thompson made the motion to approve the February 5, 2015 Planning and Zoning Public Hearing minutes.

Commissioner Jones seconded the motion and the motion passed unanimously

Chairperson Gory read Docket No. Z2015-003 Julian & Diane Barbara - APN: 307-17-018A. Applicant is requesting to Re-zone from General Commercial Zoning District (C-2) to Heavy Industrial Zoning District (HI), for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, 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 **Docket No. Z2015-003 Julian & Diane Barbara - APN: 307-17-018A.** Applicant is requesting to Re-zone from General Commercial Zoning District (C-2) to Heavy Industrial Zoning District (HI), for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Community Development Administrator Yackley explained that the applicant originally wanted to rezone to Light Industrial, but without the business plan, we felt better to go with High Industrial. Once we received the business plan, we felt that this would fall better into Light Industrial as it just seems to fit in better with this particular area.

Staff recommendation is to approve with the following stipulation(s)

1. Staff recommends this re-zone be changed from High Industrial to Light Industrial and the approval of the Conditional Use Permit
2. Applicant to sign an A.R.S. §12-1134 (207) waiver

Chairperson Gory asked is this a rezone for High Industrial or for Light Industrial

Community Development Administrator Yackley explained that because we had no paperwork when they applied for this we chose to go with High Industrial to err on the safe side and once we received their business plan, we took another look at everything and we felt that this project would fit in with Light Industrial

Commissioner Price asked that since this was posted as High Industrial can we change to Light Industrial

Commissioner Jones explained that as long as it was posted as High Industrial we can go down to Light Industrial, we can go down, but not up

Chairperson Gory asked if this is going to require a conditional use permit

Commissioner Wolfe asked if they can have explosives in Light Industrial Zoning

Community Development Administrator Yackley explained that yes the type of explosives they will be making will fall into the Light Industrial zoning

Commissioner Jones explained that he did a lot of research into this type of process and this type of business is a highly regulated industry

Community Development Administrator Yackley explained that yes they will be monitored heavily

Chairperson Gory explained with the change to Light Industrial we have reduced what they can do on the property, as long as they are able to do what it is that they are intending to do, Light Industrial seems the best fit, we would rather do something less than more, we just want to be sure if we do this reversal we do not have to redo this

Community Development Administrator Yackley explained that as long as we go down by statute we can make this change without reposting

Commissioner Jones explained that we just need to make sure to make the motion with the change included

Chairperson Gory explained that we understand that we have people in the crowd, but we have not yet opened the meeting to the public

Commissioner Jones asked if this project fits into the comprehensive plan

Community Development Administrator Yackley explained that yes, it does, with the Light Industrial making it an even better fit, at this time there are some High Industrial, some Commercial and there are also homes out there as well

Commissioner Wolfe asked what do the people that do have residences in that area, if they did not object; it just seems that this would somehow affect the Town of Bouse

Community Development Administrator Yackley explained that this particular parcel is on the outskirts, everything is contained inside the buildings, there will not really be anything happening on the outside of the buildings and these are going to be highly monitored when they are being placed and continued to be monitored

Commissioner Jones explained that when he did the research, the hoops they have to jump to even just get this project started is amazing

Chairperson Gory explained that this is a very new something for the board to look at

Community Development Administrator Yackley explained that we had a project similar to this come through approximately 5 years ago; this is a much better area for this project

Chairperson Gory asked why the check was written by one person, the application another and the business plan is written by again another

Community Development Administrator Yackley explained that yes, the property is in escrow and the business plan is written by the possible new owners, the escrow is contingent upon them being able to re-zone and obtain the conditional use permit

Commissioner Sevada asked where do the safety conditions fall under are they under the conditional use permit

Community Development Administrator Yackley explained that yes all the safety conditions fall under the conditional use permit

Chairperson Gory asked if there would be any stipulations on time

Community Development Administrator Yackley explained that this Board can certainly place a time limit on this and that would be a stipulation that can be put on the conditional use permit

Chairperson Gory explained that he definitely wants to invite any type of business that we can into the Bouse area, but I want to be sure that we have all of our I's dotted, t's crossed

Commissioner Jones explained that the State and Feds, will be really hard on these people, it will not be the counties responsibility to keep tabs on this, they will be monitoring this project heavily

Chairperson Gory asked if there were any other questions or comments at this time.

Open to public:

Property owner immediately to the South introduced himself as **Bob Decker**. He explained that he did not respond to the letters that were sent out, as he had no idea what was going to be proposed, that is why he decided to come today. He explained that they have a duty shop on their property and they live there in the winter months. He just wanted to find out more information regarding what was going to be proposed.

Commissioner Jones explained that he should be sure to stop by Community Development offices and get any information they have and any questions can be directed to Community Development Administrator Yackley

Jerry Boon introduced himself and explained that he lived here in Parker, but he does own some property out in that area. He explained that he feels that this is a great idea for our community. Anything that can bring jobs to this area and bring something to Bouse, he feels is a great idea

Applicant, Tim Stockton, introduced himself and explained that he is one of the brothers involved with this project. What we are proposing is a business that creates very small explosives, yes, it is considered an explosive, but there will be nothing on the property that will cause neither an explosion nor a large fire. The only thing that I will have on this property is raw materials and the only thing that will be stored is finished product ready to be shipped. Our products and facilities will have to be approved by the ATF, and they will continue to monitor us, as this is a very highly regulated industry. I have been doing this for 40 years and I have never had any problems

Commissioner Sevada asked how long this process usually would take

Mr. Stockton explained that once he has ownership I am allowed to apply at ATF and they allow 90 days to process my permit. They then come out, inspect, and make sure that I am up to code, once they are satisfied, they will issue my permit, so there will be a lag time. I am then inspected once a year by them, the local authorities can come by anytime that they want and ask to inspect

Lynne Lane introduced herself as a member of the public and stated that she felt that the board did not fully comprehend what the end product will be

Mr. Stockton explained that the end products are used in concerts, awards shows, baseball stadiums; we follow the rock tours and manufacture for them, we have worked with Shania Twain many times. What these are considered is close proximity fireworks, which means that it is in close proximity to people and I have a high standard to meet

Chairman Gory asked how many years experience

Mr. Stockton explained that he has been doing this for 40 years

Bob Decker asked if there is a diagram showing the property lines and the approximate places where the buildings will be

Commissioner Jones explained that yes, it is in his business plan

Julian Barbara, current property owner, introduced himself and explained that this property has been in his family for years and I have chosen to sell this not because of the money, we have chosen to sell this property for the benefit it gives to the community. It has the possibility of providing 23 jobs for the community and we hope that happens, this is nothing but a win, win for our town. He explained the he did his due diligence on this project and the business has an A+ rating and maybe this will bring more to Bouse.

Chairperson Gory: Called for a motion

Commissioner Jones made the motion to approve with staff recommendations that this re-zone be changed from High Industrial to Light Industrial, must have approval of the Conditional Use Permit and applicant to sign an A.R.S. §12-1134 (207) waiver, **Docket No. Z2015-003 Julian & Diane Barbara - APN: 307-17-018A.** Applicant is requesting to Re-zone from General Commercial Zoning District (C-2) to Light Industrial Zoning District (LI), for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Commissioner Thompson: Seconded the motion.

Chairperson Gory: Called for vote, item passed unanimously

Chairperson Gory read Docket No. CU2015-001 Julian & Diane Barbara - APN: 307-17-018A. Applicant is requesting a conditional use permit, for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, 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 **Docket No.CU2015-001 Julian & Diane Barbara - APN: 307-17-018A.** Applicant is requesting a conditional use permit, for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, 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 this application with the following stipulation(s)

1. Applicant to sign an A.R.S. §12-1134 (207) waiver
2. Applicant to comply with the 2006 International Fire Code and the 2006 International Building Code
3. Copies of any permits that ADEQ and State Fire Marshal may require
4. All building plans will be reviewed by Willdan
5. A storm water prevention plan must be provided

Chairperson Gory asked Mr. Stockton how long he thought would take to get this project under way

Mr. Stockton explained that there would be at least the 90 waiting period for him to get the ATF permit approved after he obtained ownership

Commissioner Jones asked so if we put a stipulation that you will have 1 year to break ground, will that give you enough time

Mr. Stockton explained that he believes it should take under a year to get the project going

Chairperson Gory explained that this is the reason we are asking, we want to be sure to give you enough time, but still allow for a time limit

Commissioner Jones explained that maybe if we allowed for 18 months

Mr. Stockton explained that the buildings and magazines will be above the ground per ATF regulations, all buildings that are used are prefabricated skid buildings and everything within the buildings has to be explosion proof. The only thing that we do after placing the buildings is bring a dozer in and berm the buildings on the sides to the top of the building in the event that a fire does happen it cannot spread. I think I am safe in the one year, unless something unforeseeable happens. We will always take more time to err on the safe side, so if you want to give me a year and a half I will take it, but my goal is to get it up and running as quickly as possible

Chairperson Gory explained that we are only a recommending committee and the Board of Supervisors have the final say, we are like a filtering committee for them and they do typically go on our recommendation

Commissioner Jones stated that he is thinking that we need to give him a 2-year period, just something to think about

Commissioner Jones made the motion to approve with staff recommendations of applicant to sign an A.R.S. §12-1134 (207) waiver, applicant to comply with the 2006 International Fire Code and the 2006 International Building Code, copies of any permits that ADEQ and State Fire Marshal may require, all building plans will be reviewed by Willdan, a storm water prevention plan must be provided and to place a time limit of 2 years to begin construction 30 days from the date of approval from the Board Of Supervisors **Docket No.CU2015-001 Julian & Diane Barbara - APN: 307-17-018A.** Applicant is requesting a conditional use permit, for the purpose of placing a pyrotechnic plant to manufacture indoor fireworks. The property is located at 28556 Hwy 72, Bouse, AZ 85325: Township 7N, Range 17W, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Commissioner Sevada seconded the motion

Chairperson Gory: called for the vote, motion passed unanimously

Agenda Item #4 - Community Development Update

Community Development Administrator Yackley explained that we have been working really hard on the county cleanups, which started about a month ago. They started in Cibola; we have done one in Salome and Ehrenberg. This weekend is Upriver and then the final one will be the 17 and 18 held in Bouse. Had been somewhat rocky in the beginning because it has been so long since we have done them, but they are moving along fine now.

Phase 2 911 project is on the way, we start the phase 2 dry runs next week. We will have our first test call come through next week and this test call will now provide a latitude and longitude for the cell tower that the caller's phone is picking up.

The Town of Parker is also keeping us busy, China Garden structural's are in, or will be in shortly so should that should take off soon. The upriver area is being built up with many new houses and that is keeping our office and Ken busy. Good things are happening in our community.

Call to Public

None

Adjournment

Chairperson Gory called for a motion to adjourn the April 2, 2015 meeting at 2:35 pm.

Commissioner Jones made a motion to adjourn the April 2, 2015, Planning and Zoning Commission meeting.

Commissioner Price seconded, the motion passed unanimously.

The meeting adjourned at 2:35 pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator

Renee Nelson, Administrative Assistant



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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
May 7, 2015 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 7, 2015, 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 April 2, 2015 Planning and Zoning minutes**
- 3. Docket No. CU2015-002 HBR INC - APN: 304-74-022.** Applicant is requesting a conditional use permit, for the purpose of granting this parcel to be used as a private aircraft operations area. The property is located at Salome, AZ 85348: Township 5N, Range 13W, Section 25 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 Thursday June 4, 2015

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Thursday, April 9, 2015, on or before the hour of 5:00 p.m.

Nora Yackley, 911 & GIS Coordinator

**MINUTES of the
La Paz County Planning & Zoning Commission
May 7, 2015 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Pat Jones, Morris Sevada, Doyle Thompson III, Chonna Marshall, Community Development Administrator Yackley and Administrative Assistant Renee Nelson

Call the Meeting to Order:

Chairperson Gory called the May 7, 2015, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, April 2, 2015 Planning and Zoning Public Hearing.

Commissioner Thompson made the motion to approve the April 2, 2015 Planning and Zoning Public Hearing minutes.

Commissioner Jones seconded the motion and the motion passed, with Commissioner Marshall abstaining

Chairperson Gory read Docket No. CU2015-002 HBR INC - APN: 304-74-022.

Applicant is requesting a conditional use permit, for the purpose of granting this parcel to be used as a private aircraft operations area. The property is located at Salome, AZ 85348: Township 5N, Range 13W, Section 25 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 Docket No. CU2015-002 HBR INC - APN: 304-74-022. Applicant is requesting a conditional use permit, for the purpose of granting this parcel to be used as a private aircraft operation area. The property is located at Salome, AZ 85348: Township 5N, Range 13W, Section 25 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3) This parcel already is an airstrip and has been in use since 1986, the applicant is just trying to bring this parcel into compliance. As it stands now this parcel is considered legal non-conforming.

Commissioner Jones explained that he physically flew over this airstrip and that he compared the GPS co-ordinates and according to his GPS nothing has changed

Community Development Administrator Yackley explained that yes that is correct nothing has changed

Chairperson Gory stated that basically all we are doing at this point is putting this into compliance, this sounds like it is a step up, not a step down

Chairperson Sevada explained that this is what we have been doing with many properties out there

Open to public:

Jim Downing introduced himself and explained that he owns property at the east end of the runway. He had with him three more letters of opposition that he would like to have entered into record. If you look at Google Earth, the runway at the time I purchased my property was approximately 2800 ft long and dirt. Then in 2003, it grows to roughly 4,000 ft long and is paved. The runway that exists today has only been there from 2003, so the very idea that this has been in operation, as such since 1985, is incorrect. Look at the map, it shows clearly on the map.

In addition, what is the buffer area that is on the map that came with our letters? What is the definition of buffer? Does that mean that granting this is going to give property rights to other property owners within the area? I have never seen an application this ambiguous, what does private aircraft operation mean? Does that mean that this will be only a privately used airfield? What my fear is that we will end up with is a wildcat subdivision out there. I do not know the reason that the applicant extended the runway and then paved it. He did come to me after he built it and I have had three meetings with the applicant. There is no question, in my mind, as to what his intent is. He wants to have a wildcat subdivision with a runway. My objection is to have other people using the runway, not the applicant. My house is 500 ft from the end of that runway.

The FAA letter that was submitted with the application states that it is an airspace determination. It also explains that if form Stat#501-05 was not completed then the airspace is null and void? Where is this form? At the time of their airspace determination, the FAA also was looking at a 2800' airstrip that was not paved. There were no permits issued for any of the grading work that was done out there. I asked Mrs. Yackley for eight items and she produced what she had. Now if you recommend that this be permit be approved and if the Board of Supervisors grants this application, I will have no choice but to take the County to court. I am just telling you this up front and based on case law that we have seen thus far, I am going to win. Now in the FAA letter it plainly states that they cannot regulate what is built near an airstrip, that is the County's position. Now if this application is just going to be used for one airplane and the owner, I have no problem. He has been flying two airplanes off the runway for years and I have no problem with that. This buffer, what is it? I want the definition and I want it in the record.

Community Development Administrator Yackley explained that the buffer is the 300' buffer, meaning all parcels within this buffer are the 300' property owners, nothing more

Sonja Carlson introduced herself and explained that her property is within the buffer zone that covers 300'. She explained they had come to this area 35 years ago, and this was all residential. We have animals, and they start stampeding when the planes go by. My feeling is he wants to have a mini development out here. Salome is expanding. There is a tremendous responsibility to the county if you allow this, what if an accident happens? The noise level would also be on the county

Property Owner Dick Goodman introduced himself and explained that he wanted to clarify a couple things. Mr. Downing stated that I did not get any grading permits, that is false, I have gotten permits on any work we have done. In the FAA letter, the one that designates airspace determination, it explains they have no jurisdiction on the land. At the time, this designation was placed there were three classes of airport, personal, private and public. With a personal designation, only the owner can use the airport. With a private designation, the owner can invite whom they choose to use the airport. With a public designation, that of course is open for the public. This is a private designation. We are definitely aware and sensitive to the noise issue and as the airport manager; I have published rules in regards to this

Property Owner Mr. Goodman then read the rules and regulations into the record.

Mr. Goodman explained that we have gone out of our way to make this appeasable to all parties. This permit changes nothing on how this will operate; this is me just trying to bring the property into compliance. With a private designation, you have to have prior approval from the owner. We are safe and quiet. Again, with this nothing changes, we are currently using this as a private airfield.

Chairperson Gory asked Mr. Goodman is this all your property? Do you have any intentions of selling or developing this property anytime soon

Mr. Goodman explained that he has no intentions whatsoever of developing this property. I am 82 years old I have no plans to do anything different. I only want to hand this over to my kids cleanly so they do not have any problems. I am only trying to bring this into compliance. The zoning surrounding this property is RA-40, except one, and that property was re-zoned to RA-5.

Chairperson Gory asked if there were any more questions and thank you very much to Mr. Goodman. In addition, he stated that we did get a letter of opposition. Do we need to read that into the record?

Community Development Administrator Yackley explained that no that is not required because you have a copy, but I will read into the record the letters that Mr. Downing provided us

Community Development Administrator Yackley read letter into the record

Community Development Administrator Yackley suggested that the rules and regulations of the airpark should be recorded

Chairperson Gory asked if there had been any land splits lately on the properties

Community Development Administrator Yackley explained that there was just the one that he did about a year ago

Chairperson Gory stated so he can divide it 4 more times

Community Development Administrator explained that yes and anything more would call for the subdivision process

Chairperson Gory asked if there were any way that the County flag this

Community Development Administrator Yackley explained that is why she suggested that the applicant should record these rules and regulations

Commissioner Jones stated we are just granting this for a private airstrip, which it is already being used as, that, is why I did not land, because I knew the designation was for private. The applicant's regulations are very strict on what he is allowed and not allowed. The GPS coordinates have not changed, it has been there; as far as the paving goes, well he owns the property, he can pave it if he wants and as far as this being turned into a subdivision, that will be overseen by Community Development

Commissioner Marshall asked if the conditional use permit lasts forever

Community Development Administrator Yackley explained that yes, it stays with the land

Commissioner Sevada asked if our office was requiring this, as it is currently legal, non-conforming and we are requiring them to come into compliance

Community Development Administrator Yackley explained that our office is not requiring this

Commissioner Sevada asked why he is choosing to do this now

Community Development Administrator Yackley explained that the applicant wants to make it cleaner, bring it into compliance

Chairperson Gory explained that any time something on the parcel changes we can pull this conditional use permit, to make sure that whatever is being done will still be in compliance, we hope that this appeases some of the people who are in disagreement with the being granted

Commissioner Sevada asked if we could build that somehow into the stipulations

Community Development Administrator Yackley stated that she is not opposed to any way that the commission wants the stipulation to be worded

Norman Steever introduced himself and explained that he is a property owner with 300' and he had been fine with him until recently. The dirt has been a lot worse recently. The applicant has put up a building and there is an airplane inside that building. Also the buffer zone, what does this mean?

Community Development Administrator Yackley explained that this buffer zone means nothing other than 300' property owners

Mr. Goodman explained that the building that appeared was a hanger that was built with a County approved permit; I do believe that was the building that he was asking about. As far as the activity that is going on out there, well the rain caused quite a bit of damage and the only thing I have done is to fix the road damage, nothing more.

Commissioner Jones asked if it was still considered class G airspace above you?

Mr. Goodman explained that it is a 500' restriction

Mr. Downing stated that the letter that was attached to the application, which was addressed to Mr. Baker, explained that this has been in use since 1986, it has not. In 1998, this was 2800'; there is nothing in here that states that Mr. Baker agreed to this with the extended runway. In my opinion, what the applicant is planning to do is to develop these 300 acres of land with the airport being used by all of the property owners; do you see where I am going? The applicant has told me that was his intention; this is not supposition. Now the FAA has no jurisdiction here. As far as regulations concerned, they have nothing to do with the land. So if something were to happen to the applicant then his heirs would come in and do whatever it is they want?

Commissioner Jones explained that it was his understanding this is a conditional use permit; it will still be used under its current state

Mr. Downing asked, does this mean the use of this runway will be limited to the two aircraft

Commissioner Jones explained no

Mr. Downing asked who would be policing these flight patterns

Commissioner Jones explained that all that would need to be done is for a call to the FAA letting them know a particular offender had landed on a private airport without authorization

Mr. Downing stated that he does not want any more airplanes other than the two he currently owns

Commissioner Jones explained that the applicant could own as many planes as he wanted to

Mr. Downing stated that then he can take action against what he is doing, if the county allows this applicant to make a nuisance over my property I will take action

Mr. Goodman explained that at the time the designation was made, there were three options available; personal, private and public. Mr. Downing seems to think this was classified as personal airport, this is not the case. This is a private airport. If I wanted to, I could invite 500 people and have 500 people fly in, that is already established in the designation. The owner can approve whomever they choose to come in and come out. That is just fact and I feel that I have done everything I can to make this process as easy as possible. I have no intent to develop a subdivision. If in the future, my children decide to do so they understand there will be a process and will take the proper steps

Mr. Downing explained the FAA has only made an airspace determination for a private strip, they do not have the jurisdiction to make the land a private strip only the County has jurisdiction to do that

Chairperson Gory: Called for a motion

Commissioner Jones made the motion to approve with staff recommendations based on the current use of the land and the property, which they currently own, if there is a request to pull any type of permit, split or divide the parcel the county will review this conditional use permit at that time

Mr. Goodman asked if he chose to sale one of my 40 acre parcels that does not trigger a review, correct

Commissioner Jones explained that only when a permit is pulled in regards to these particular parcels will the permit go up for review

Mr. Downing asked for clarification, the motion was if someone buys the 40 acres it does not trigger a review of the conditional use, but if someone comes in to pull a permit it does trigger a review of the conditional use permit

Mr. Goodman wanted to be sure we were all on the same page, the 40 acres adjacent to the airstrip, if I do sell, these parcel owners do not have the ability use the runway without my permission. Right now, I have a legal, non-conforming property, I do not have to do anything. The right to use the runway is not contiguous with the parcels, if I sell the parcels, the runway will still be considered as a private runway and that new owner would have to get my permission to use the runway

The motion was read into the record again for informational purposes. The motion to approve with staff recommendations based on the current use of the land and the property, which they currently own, if there is a request to pull any type of permit, split or divide the parcel the county will review this conditional use permit at that time

Commissioner Sevada: Seconded the motion.

Chairperson Gory: Called for vote, item passed unanimously

Agenda Item #4 - Community Development Update

The new hotel, here in Parker, is in plan review with Willdan at this time. The fertilizer plant is just about finished with its remodeling it is in the last stages at this point. The egg farm has gotten the OK for temporary crossing on 72. Past that, we do not know much about the egg farm, it is agricultural, and so they deal mostly with the state.

911 is going beautifully, we have two carriers that have been deployed with phase 2 and next week we deploy A T & T. The call takers are now able to take the call and know where that individual is even if they are not able to provide them with their location. Business is going as usual, our little office is just plugging along.

The County cleanups are now complete and they went beautifully. First couple were a little rough, but once we got into swing of things, everything turned out great.

Call to Public

Supervisor Irwin introduced herself and said a thank you to all of the commission members for being there and putting in your time. The County appreciates it greatly. Thank you!

Adjournment

Chairperson Gory called for a motion to adjourn the May7, 2015 meeting at 2:35 pm.

Commissioner Jones made a motion to adjourn the May 7, 2015, Planning and Zoning Commission meeting.

Commissioner Sevada seconded, the motion passed unanimously.

The meeting adjourned at 2:35 pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator

Renee Nelson, Administrative Assistant

DRAFT



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

LA PAZ COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting / Public Hearing

July 2, 2015 1:30 p.m.

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

"Amended Agenda"

"June 30, 2015 at 11:35 am"

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 2, 2015, 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 7, 2015 Planning and Zoning minutes

3. Docket No. CP2015-01 Minor Amendment to the La Paz County Comprehensive Plan for the purposes of a possible re-zone from "*Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO)*" located to southwest of State Highway 72 on the east side of Avenue 42E, La Paz County, AZ, Parcel 307-03-055C.

4. Docket No. Z2015-004 - APN: 307-03-055C Applicant is requesting to Re-zone from Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO), for the purpose of developing a luxury recreational vehicular resort development. The property is located at 34625 Ave 42 E, Bouse, AZ 85325: Township 6N, Range 16W, Section 27 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 Thursday August 6, 2015

This "*amended*" notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on "*Tuesday, June 30, 2015, on or before the hour of 1:30 p.m.*"

Nora Yackley, CD 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

LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
July 2, 2015 1:30 p.m.
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, AZ 85344

NOTICE/AGENDA

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1. Call to Order

2. Approval of May 7, 2015 Planning and Zoning minutes

3. Docket No. CP2015-01 Minor Amendment to the La Paz County Comprehensive Plan for the purposes of a possible re-zone for the following; Hawaii Ranch Partners, LLC (applicant) is proposing to develop a luxury recreational vehicular resort development. The request is for the development of approximately 1000 luxury RV units and golf course within 440.03 acres located to southwest of State Highway 72 on the east side of Avenue 42E, La Paz County, AZ, Parcel 307-03-055C. These units are intended to be utilized for purposes of rental / lease or sale for the use of recreational vehicles.

4. Docket No. Z2015-004 - APN: 307-03-055C Applicant is requesting to Re-zone from Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO), for the purpose of developing a luxury recreational vehicular resort development. The property is located at 34625 Ave 42 E, Bouse, AZ 85325: Township 6N, Range 16W, Section 27 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 Thursday August 6, 2015

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Thursday, June 11, 2015, on or before the hour of 5:00 p.m.

Nora Yackley, CD Administrator

**MINUTES of the
La Paz County Planning & Zoning Commission
July 2, 2015 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Chairperson Robert Gory, Commissioners: Morris Sevada, Bobby Page, Lee Mahoney, Dennis Price, Chonna Marshall, Community Development Administrator Yackley and Administrative Assistant Renee Nelson

Call the Meeting to Order:

Chairperson Gory called the July 2, 2015, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, May 7, 2015 Planning and Zoning Public Hearing.

Commissioner Sevada made the motion to approve the May 7, 2015 Planning and Zoning Public Hearing minutes.

Commissioner Price seconded the motion and the motion passed unanimously

Chairperson Gory stated that before we start I just have to make mention, we have a guest here who served on this board when this county first became a county, Mr. Denton. He did a lot for this county and we appreciate him and everything he has done. Thank you Mr. Denton.

Chairperson Gory Docket No. CP2015-01 Minor Amendment to the La Paz County Comprehensive Plan for the purposes of a possible re-zone from Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO) located to southwest of State Highway 72 on the east side of Avenue 42E, La Paz County, AZ, Parcel 307-03-055C. **What does the staff recommend?**

Community Development Administrator Yackley: Docket No. CP2015-01 We are here today to do a Minor Amendment to the La Paz County Comprehensive Plan

The comprehensive plan is the plan put into place that allows the zoning for the county. It is in place so that we do not have pocket zoning within the county. This area is mostly AG land. MPAO zoning will allow the developer to have different options. They will not be restricted to just one zoning. When they come in with the final plan we will then designate what each part of the parcel will have at its certain designation.

We did have a DRT meeting with all of the Dept heads. We went over what the developer plans were and how the MPAO designation is the best fit for this. Nora then went over staff report.

Commissioner Page The one letter of disapproval, what was the concern

Community Development Administrator Yackley explained the main concern in the letter was about the water issue and where will the water come from

Chairperson Gory asked if the RV Park is going to be for the entire 308 acres

Community Development Administrator Yackley explained that no they want to do a combination of things, they would like a portion to be RV, portion of deeded properties, convenience store and so forth that is why we thought the MPAO designation would fit best

Chairperson Gory asked if there was any indication of how long it will be before they start

Community Development Administrator Yackley explained that they have been working on this for quite some time and we have had many meetings to even get to this point

Commissioner Mahoney asked if the sludge plant was still in operation, is this project close to that

Community Development Administrator Yackley explained that no, the plant is further down

Chairperson Gory stated they are aware of the egg farm, correct

Commissioner Price commented that they say this is only one parcel but on the map it looks like two separate parcels

Community Development Administrator explained that at this time it is only one parcel

Chairperson Gory asked if there was anyone else who had questions or comments

Open to public:

Margaret Moore introduced herself as a property owner within 300' and explained that she opposes this, she just bought property off 42 about a month ago and this will cut right through my property and the whole back half of my property will taken from me

Chairperson Gory asked if she had spoken with anyone in the office, there might be some mistake in the writing because they cannot take any of your property

Community Development Administrator Yackley explained that it was the 300' map and law requires that we make all property owners within 300' of this project aware; we are most definitely allowing anyone to do anything with your property

Margaret Moore asked about the golf course and where is the water going to come from, they can't take my well water

Community Development Administrator Yackley explained that her well water would not be used

Commissioner Sevada asked for clarification on the first item, what does a change in the comprehensive plan do

Community Development Administrator Yackley explained that it allows us to make the zoning request asked for in agenda item 2 allowable

Commissioner Sevada stated so we have to change the Comprehensive Plan in order to re-zone this parcel as MPAO

Commissioner Page asked if the attorney has looked at it

Community Development Administrator Yackley explained that yes and any changes that were needed were done

Commissioner Sevada stated that he also had the same concerns in regards to water

Community Development Administrator Yackley explained they would have to drill their own wells, it would be private

Chairperson Gory explained that this would also be handled at the permit stage and that it will have to be addressed then, there will be many permits that will have to be obtained at the state level

Community Development Administrator Yackley explained that this is a minor amendment, not a major amendment; we just want to change this one particular area. We will be coming to you within the year with a major change. It has been 10 years since our comprehensive plan has had a major change

Commissioner Page asked if there is any way that we can get notes on what will be changed

Community Development Administrator Yackley explained absolutely you would be first ones to see

Chairperson Gory stated that this will come to us first and then on to the Board of Supervisors

Commissioner Page asked if we could get notes and changes more than a week in advance

Community Development Administrator stated absolutely and in addition, we will go out to the public and hold meetings, so that we can have the public's input and what they want to see in their county

Chairperson Gory commented that with these changes property owners are actually choosing their neighbors

Community Development Administrator Yackley explained we would be changing areas for the RV'ers and four wheelers; we would like to open more for them. A main reason for the change is to put the county in a position to be able to apply for more grants

Commissioner Sevada asked if Ms. Moore left. I was going to ask her a question

Community Development Administrator Yackley explained that yes, she did leave, I think she was mainly concerned that we were going to take her property

Commissioner Gory explained that when this was placed before this board it took us a long time to put this plan into action. This will hopefully get us away from the spot zoning and this way it is easier for the county. We can advise here is our plan and we can try to go for the zone that you want.

Community Development Administrator Yackley explained yes and that is why you have seen a lot of rezone's come through, just to bring properties into compliance

Chairperson Gory asked if there were any other questions

Wayne Portanova introduced himself and explained that he is one of the owners of this parcel and Allen Dahms is here as well. We own a number of parcels in this area and we have been working on this project since about 2006. Our goal is to bring well-planned and more structured RV parks to the county. Wells Hampton is the owner of some other parcels in area as well. David is our engineer. Al Duvall is with Hawaii Ranch Partners and they deal mostly with luxury RV Resorts. When Wells introduced Duvall to this area, he was very open to the idea of developing here. In the winter, most of the RV Parks fill up for a couple weeks and the overflow ends up in the desert. Our opinion and goal is to make these people stay longer. We want to be able to provide larger spots for the larger RV's that are being used now. As for the water issue, we have an agricultural well on this property. The well has the capability of supporting up to 2600 gallons per minute, far in excess of what we will need. As far as the different water features we are proposing will be like lagoons, man controlled, with plastic liners so that the only water that will have to be replaced will be for evaporative purposes. Not like farming. Bimity Bay is the proposed name for the resort. Al has developed resorts all

over and he likes to have a theme and likes to have people come and stay. The goal is to have a tax base, employment base. We have been around for years. We are delighted that AI has come to the area and taken interest in this community. You already have people coming we just want them to stay longer

Chairperson Gory stated that we are very happy that you have chosen our area. After final permit how long, are we looking before the project will actually start

Wayne Portanova explained that it would be developed in phases. We have the water. We still have to get the 100-year water supply and then we have to go to ADEQ for wastewater. Once that is done, we come back to the county for the permitting process. The water is not to try to build a lake, only for aesthetic purposes. If all goes well we are looking at a year. We are looking at starting at around 30 employees initially and hoping for the possibility of 90 employees over time. We had an economic study on one of our other projects. We wanted to see how it would affect the community. We invested in this county because of all the wonderful things this county has to offer. We think it will be good for the community. We want these people to stay longer. I have talked to hundreds of them at the Quartzsite swap meet and feel this is a great project for this community.

Commissioner Sevada asked how close the upcoming chicken ranch is and isn't there a concern regarding this

Wayne Portanova explained that they believe it is 2-3 miles away. We have also gone down and toured the Hickman's egg farms and with the new techniques and regulation in place, the smell is just not there. The facilities are highly maintained and regulated

Commissioner Sevada stated OK that is good

Chairperson Gory stated that the promotion of this is a very important thing to me, because what you are going to do with this is pull people into our community, bring stores and so forth to the area. I have seen some beautiful RV parks that have chairs outside, slate floors, BBQ's, great thing and looks like they are very well funded

Wayne Portanova explained he agreed with every thing that Chairperson Gory just said. Yes, it is a lot of effort and yes, it is a very expensive project. AI has done this many times before and that is why we are with him

Commissioner Page asked if it is your intention in keeping them here, why not zone for a mobile home park

Wayne Portanova explained that the RV park is a different market and that market is already here. I believe people come to La Paz County for its very distinct environment. There are so many things to do here in this county if you are an RV'r

Commissioner Page asked how many total acres in the project

Wayne Portanova explained that this portion is 308 acres, we do want to extend this possibly later, the villages in Orlando are wonderful and they keep on growing

Chairperson Gory stated that as far as the RV park, you will be doing it in sections, if you put that first stage in then you will have a pretty good feel for what you are going to need more of, you can feel it out and see what you can do, maybe even houses at some point. Brochures if you have them I would be glad to promote whatever I can

Chairperson Gory asked if there were any other questions

Paul DiCarlo introduced himself and explained that he owns an RV park down the street and I am in favor of this project, Avenue 42E is the perfect place for this. The one concern that I do have is the proposed golf course. The average RV runs about 70 gallons a day. A golf course is a whole lot more. Many people in the area are already running on shallow wells, just a thought to keep in mind. Otherwise, I am all for this project and think this will be good for the community.

Wayne Portanova explained that a golf course is not in this plan, but this is something that might be in the future

Chairperson Gory stated that golf courses are one expensive plan to put in, I have seen a lot of desert courses that work very well

Paul DiCarlo stated the had had spoken with the golf course in Lake Havasu and the water that they use is unreal, again just a thought to keep in mind

Chairperson Gory asked if there were any more questions or comments

Chairperson Gory: Called for a motion

Commissioner Page made the motion to approve Docket No. CP2015-01 Minor Amendment to the La Paz County Comprehensive Plan for the purposes of a possible re-zone from Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO) located to southwest of State Highway 72 on the east side of Avenue 42E, La Paz County, AZ, Parcel 307-03-055C

Commissioner Sevada: Seconded the motion

Chairperson Gory: Called for vote, item passed unanimously

Chairperson Gory Docket No. Z2015-004 - APN: 307-03-055C Applicant is requesting to Re-zone from Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO), for the purpose of developing a luxury recreational vehicular resort development. The property is located at 34625 Ave 42 E, Bouse, AZ 85325: Township 6N, Range 16W, Section 27 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 for **Docket No. Z2015-004 - APN: 307-03-055C** Applicant is requesting to Re-zone from Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO), for the purpose of developing a luxury recreational vehicular resort development. The property is located at 34625 Ave 42 E, Bouse, AZ 85325: Township 6N, Range 16W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Staff recommends approval with the stipulation that applicant is to sign an ARS 12-1134 (207) waiver

Community Development Administrator Yackley explained that the county is currently working on what they call the Peace Trail. It is a trail for OHV's and it is a huge loop. We are hoping doing this huge loop will draw people to this county.

Commissioner Page asked if the trail is all government property

Community Development Administrator Yackley explained that not all of it is

Chairperson Gory asked if there were maps

Community Development Administrator Yackley explained that at this time we do have a tentative map, but because we are still working on the map and some of its issues there is nothing final

Commissioner Page asked if there were many people on board with this project

Community Development Administrator Yackley explained that yes, many people have been working hard on this. Supervisor Irwin has been working on this for 4-5 years. RV'ers these days are in need of entertainment. We want to go where we can be entertained. These people love to four wheel. A lot of this peace trail goes very close to where this resort is proposed to be developed. There will be kiosks that have restrooms, trail information, even places to get gas. Having this resort come to La Paz County, near the Peace Trail, I can see nothing but positive things for us

Chairperson Gory explained that the Parker four wheelers have over 200 entries, and then you have the poker rides that have 200-300 people sign up, so you are right when you are selecting this area. This area is also close to all other vicinities and so many cities.

Commissioner Sevada asked if the spots would be rented

Community Development Administrator Yackley explained that some will be rented, some will be deeded, and some will have little casitas where they can store their toys

Commissioner Page asked how the zoning would be affected if they owned the lots

Community Development Administrator Yackley explained that this is why we are trying to rezone to MPAO so they can sell lots, have commercial, this designation gives them the options to develop the resort

Commissioner Page asked how many of the lots do you intend to sell

Wayne Portanova explained that would depend on if the market were open to the sale, if so then that is what we would be inclined to go with. The more we can anchor people in the more we can bring to this county

Community Development Administrator Yackley explained that the tentative plat will come through and when that come it would come before this board maybe 6-8 months from now, maybe a little longer

Open to public:
None

Chairperson Gory: Called for a motion

Commissioner Sevada made the motion to approve Docket No. Z2015-004 - APN: 307-03-055C with stipulation that applicant sign 207 waiver Applicant is requesting to Re-zone from Rural Agricultural Zoning District, minimum 40 acres (RA-40) to Master Planned Area Overlay Zoning District (MPAO), for the purpose of developing a luxury recreational vehicular resort development. The property is located at 34625 Ave 42 E, Bouse, AZ 85325: Township 6N, Range 16W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Commissioner Page: Seconded the motion.

Chairperson Gory: Called for vote, item passed unanimously

Agenda Item #4 - Community Development Update

Community Development Administrator Yackley stated how she had already gave her speal about the OHV's and the Peace Trail, now for the rest of the county.

We did ground breaking for egg farm. They have gotten permits from ADOT and the railroad to cross over railroad. It looks like right now they will start building in the next 6 months.

We have gotten plans for new motel here in town. We did the ground breaking for Spanky's new building. El Serape should be opening in about a week or so. We did do a

ground breaking on the oil/recycling building. They are still waiting on some equipment, looking at about 4 months for that to get in. Once up and running we about 8-10 trucks a day. What they do is take the oil filters and the used oil, they test it and make sure all components are good and then ship back out to LA to be reused.

The pyrotechnic plant is moving along. ATF permits have been applied for and the property has been cleaned up, which we are very thankful for.

Commissioner Mahoney asked about the LPG plant that was approved about a year ago, where does that stand

Community Development Director Yackley explained that they have not broken ground. They are waiting on APS to get more power to them. APS thought that they had enough, but they do not

Commissioner Mahoney commented that APS has stalled the pyrotechnic plan as well

Chairperson Gory stated unfortunately you would just have to wait in line, as you cannot push APS

Call to Public

None

Adjournment

Chairperson Gory called for a motion to adjourn the July 2, 2015 meeting at 2:40 pm.

Commissioner Page made a motion to adjourn the July 2, 2015, Planning and Zoning Commission meeting.

Commissioner Sevada seconded, the motion passed unanimously.

The meeting adjourned at 2:40 pm.

Robert Gory, Chairperson

Nora Yackley, C.D. Administrator

Renee Nelson, Administrative Assistant



La Paz County Department of Community Development
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LA PAZ COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
August 6, 2015 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 6, 2015, 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 2, 2015 Planning and Zoning minutes

3. Docket No. Z2015-005 - APN: 310-24-003A Applicant is requesting to Re-zone from Transitional Residential Zoning District (TR) to High Density Residential Zoning District (R-3). The property is located at 3092 Parker Dam Rd, Parker AZ 85344: Township 11N, Range 18W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

4. Community Development Update

5. Call to Public

6. Adjournment

Next Planning and Zoning meeting Thursday September 3, 2015

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Monday, July 13, 2015, on or before the hour of 5:00 p.m.

Nora Yackley, CD Administrator

**MINUTES of the
La Paz County Planning & Zoning Commission
August 6, 2015 Regular Public Hearing
Board of Supervisor's Meeting Room
1108 Joshua Avenue, Parker, Arizona**

Present were: Commissioners: Pat Jones, Morris Sevada, Lee Mahoney, Doyle Thompson III, Chonna Marshall, Community Development Administrator Yackley and Administrative Assistant Renee Nelson

Call the Meeting to Order:

Commissioner Jones called the August 6, 2015, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

Approval of Minutes

Approval of minutes for Thursday, July 2, 2015 Planning and Zoning Public Hearing.

Commissioner Thompson made the motion to approve the July 2, 2015 Planning and Zoning Public Hearing minutes.

Commissioner Mahoney seconded the motion and the motion passed with one abstention, Commissioner Jones

Commissioner Jones read Docket No. Z2015-005 - APN: 310-24-003A Applicant is requesting to Re-zone from Transitional Residential Zoning District (TR) to High Density Residential Zoning District (R-3). The property is located at 3092 Parker Dam Rd, Parker AZ 85344: Township 11N, Range 18W, Section 21 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 for **Docket No. Z2015-005 - APN: 310-24-003A** Applicant is requesting to Re-zone from Transitional Residential Zoning District (TR) to High Density Residential Zoning District (R-3). The property is located at 3092 Parker Dam Rd, Parker AZ 85344: Township 11N, Range 18W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2) The applicant wants to build a single-family dwelling in addition to a detached duplex

Staff recommends approval with the stipulation that applicant is to sign an ARS 12-1134 (207) waiver

Commissioner Jones asked if there will be access to the rear unit, is that what the leftover 17' will be for

Community Development Administrator Yackley explained that yes I do believe so

Community Development Administrator Yackley explained that they will have to have an easement, some type of access is required and that will come when we start the permitting portion, during that portion, they will also have to have so many parking spaces per unit

Open to public:

Terry Hopple introduced himself and explained that he has lived in Parker since 1977, originally in Polynesian Shores subdivision. He asked the Commission Members if any of them had been to see this property and if so could they verify that this is the property with the orange sign?

Commission Members explained that yes, they had and he is correct, there is an orange notification sign posted on the property

Homeowner Hopple explained the he and his wife had purchased the property next to this a year ago. He stated that he had been told that all the people within 300' were notified, but he and his wife were not. We are curious as to what the owners are planning on building. He explained that they do not want the people building two story houses/duplexes and then being able to look down into their property. All too often, this County has seen numerous properties that bring in three units and when these are unoccupied, it brings in transients. This also brings in a concern as to where all these people will go to on the river; there is not a very large beach here. I have also brought a picture that I would like to show the Commissioners. These are pictures of the seawall and they show cracks that go all the way up, there is actually cement falling into the river

Commissioner Jones explained that all we are doing here today is the zoning change, anything that is on that property that has any type of structural damage will have to go through the Community Development Office. In addition, this will all be looked at during the permitting process

Homeowner Hopple asked then should he bring these issues to Ken

Commissioner Jones explained yes, those would go to Nora and the best way to let anyone know anything is to submit your complaint in writing. Let them know your concerns and best to know A.S.A.P. so they can be aware of it when permit & inspection time comes

Community Development Administrator Yackley also explained that parking is undetermined at this time, which will come through the planning stage

Homeowner Hopple just wants it for the record that we are against them putting rentals in

Commissioner Jones explained that it is best for them to bring these structural issues to the Community Development Department

Rita Hopple introduced herself and explained that she is opposed to this rezone request and her main question is what if you do allow for the rezone, but the land will not support whatever plans they choose to do

Commissioner Jones explained that is normal for them to ask for the rezone first, only because if the rezone does not go through then plans have to be revised and we can put stipulations that go along with the rezone

Homeowner Hopple stated that we already have one established trailer park, other than that the neighborhood is all SFR and we would like to keep it that way

Mark Cervenka introduced himself and explained that he was two doors down from Terry, and asked what the benefit of a rezone is. A SFR zoned lot to multiple residences, how do base your decision on approval or not

Community Development Administrator Yackley explained that when someone comes in for a rezone we look at our comprehensive plan and we make sure that the requested rezone will fit into this plan. In this particular area, you are looking at family oriented types of buildings, not commercial, industrial and so forth. This requested rezone fits into that family oriented designation

Homeowner Cervenka asked what the purpose of a rezone was; if it had originally been designated as TR why change it

Community Development Administrator Yackley explained that any property owner has the right to ask for a rezone

Homeowner Cervenka stated that he just does not see the benefit of a rezone

Commissioner Jones stated that many people do not know that zoning was done even before the County split off from Yuma County; it was just a blanket zoning that was put into effect

Community Development Administrator Yackley also explained that our county is landlocked, with the tribal land, blm land and state land

Commissioner Jones stated that he is upriver and our taxes are out of control, the more people that contribute the better off we will all be

Homeowner Cervenka asked if the property owner's are granted the rezone does this mean they can put as many units as they want on their property

Community Development Administrator Yackley explained no, they would still have to follow county code and regulations

Homeowner Cervanka asked if they had submitted a full set of plans

Community Development Administrator Yackley explained that at this point we have not seen full plans

Commissioner Jones stated they may not even be able to do this, with the ADEQ regulations they might not have the room to meet there standards, all we are doing today is the rezone

Commissioner Jones: Called for a motion

Commissioner Thompson made the motion to approve Docket No. Z2015-005 - APN: 310-24-003A with the stipulation applicant sign an A.R.S. § 12-1134 (207) Waiver Applicant is requesting to Re-zone from Transitional Residential Zoning District (TR) to High Density Residential Zoning District (R-3). The property is located at 3092 Parker Dam Rd, Parker AZ 85344: Township 11N, Range 18W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

Commissioner Marshall: Seconded the motion.

Commissioner Jones asked for an amended motion including the stipulation that if the project is not started within 24 months the zoning will revert back to original zone of TR

Commissioner Thompson amended his motion to include the stipulation of the 24-month expiration

Commissioner Marshall: Seconded the motion

Commissioner Jones: Called for vote, item passed unanimously

Agenda Item #4 - Community Development Update

Right now, our focus is on Code enforcement, we finally have a hearing officer to hear cases, so we have been very busy with that.

We had a little bit of flooding with our last rainstorm. We got out there and got that taken care of.

The hotel plans have come back from plan review and we have seen that they have been clearing the lot. We are still waiting on the new plans to come in for Ecology.

Commissioner Mahoney asked what the plans for Ecology were for

Community Development Administrator Yackley explained that they are enlarging it

Commissioner Mahoney stated that he had thought they had already enlarged it and has anyone gone up to tour the facility? It is beautiful

Community Development Administrator Yackley explained that they are doing another enlarging

Commissioner Mahoney stated that with this stipulation it has brought back to his mind of another project that we approved approximately 3 years ago, and don't think any work has started on that, I think it was Indian Hills

Community Development Administrator Yackley explained that yes, we just gave them a 2-year extension, but that was for the Tentative Plat, as far as the rezone the 24-month stipulation was not added

Commissioner Mahoney explained the reason he brought this stipulation up was that if we are going to place a stipulation we need to follow through, if not what is the point

Community Development Administrator Yackley stated that was a very good point

Commissioner Thompson stated that he did not remember putting the period stipulation on that particular rezone

Community Development Administrator Yackley explained that no, there was no stipulation placed on the rezone, but this extension was for the final plat. State statute mandates that they have 1 year to submit final plat after tentative plat is approved, which is what they renewed

Call to Public

None

Adjournment

Commissioner Jones called for a motion to adjourn the August 6, 2015 meeting at 2:04 pm.

Commissioner Sevada made a motion to adjourn the August 6, 2015, Planning and Zoning Commission meeting.

Commissioner Thompson seconded, the motion passed unanimously.

The meeting adjourned at 2:04 pm.

Pat Jones Commissioner

Nora Yackley, C.D. Administrator

Renee Nelson, Administrative Assistant

DRAFT