



**LA PAZ COUNTY
PLANNING AND ZONING COMMISSION
Regular Meeting / Public Hearing
03/03/2022 - AT 4:00 p.m.
LA PAZ COUNTY BOARD OF SUPERVISORS MEETING ROOM
1108 JOSHUA AVE, PARKER, AZ 85344**

PUBLIC NOTICE/AGENDA

Pursuant to Arizona Revised Statutes §38-431.2, notice is hereby given to the members of the La Paz County Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a Public Hearing/Regular Meeting, open to the public on Thursday, 03/03/2022, 4:00 p.m. at the La Paz County Board of Supervisors Meeting Room 1108 Joshua Ave., Parker, Arizona 85344. The Planning and Zoning Commission will make their recommendation to the Board of Supervisors on this date. If there are no objections to any of these matters, they will then go on the Consent Agenda for the Board of Supervisor's meeting on 04/04/2022 at 10:00 a.m. If there are objections, they will be heard at the Public Hearing portion of the same Board of Supervisor's meeting.

1. **Call to Order.**
2. **Roll Call.**
3. **Pledge of Allegiance.**
4. **Approval of 02/03/2022 Planning & Zoning Regular Meeting minutes.**
5. **Docket No. CUP2022-001** – Property owner(s) James Mindy and his agent/buyer Michael Ginther request a Conditional Use Permit for an airplane runway on parcel number 307-37-016D; further identified as 48520 Mountain View Rd, Bouse, Arizona 85325; with a legal description of Section 16, Township 6N, Range 16W of the Gila and Salt River Meridians, La Paz County, Arizona, Supervisorial District 2- Duce Minor.
6. **Docket No. CUP2022-001** – Property owner(s) James Mindy requests a Conditional Use Permit for an airplane runway on parcel number 307-37-016E; further identified as 48580 Mountain View Rd, Bouse, Arizona 85325; with a legal description of Section 16, Township 6N, Range 16W of the Gila and Salt River Meridians, La Paz County, Arizona, Supervisorial District 2- Duce Minor.
7. **Docket No. CUP2022-001** – Property owner(s) James Mindy requests a Conditional Use Permit for an airplane runway on parcel number 307-37-016F; further identified as 48600 Mountain View Rd, Bouse, Arizona 85325; with a legal description of Section 16, Township 6N, Range 16W of the Gila and Salt River Meridians, La Paz County, Arizona, Supervisorial District 2- Duce Minor.
8. **Docket No. CUP2022-001** – Property owner(s) James Mindy requests a Conditional Use Permit for an airplane runway on parcel number 307-37-016G; further identified as 48660 Mountain View Rd, Bouse, Arizona 85325; with a legal description of Section 16, Township 6N, Range 16W of the Gila and Salt River Meridians, La Paz County, Arizona, Supervisorial District 2- Duce Minor.

9. Docket No. Z2022-005 – Property owner Zachary Eichler requests rezone from Commercial (C-2) to Manufactured Home Subdivision to develop a residence on parcel number 308-09-119; further identified as 35185 Fifth Street, Wenden, Arizona 85357; with a legal description of Section 32, Township 6N, Range 12W of the Gila and Salt River Meridians, La Paz County, Arizona, Supervisorial District 3- Holly Irwin.

10. Call to the Public.

11. Community Development Update.

12. Next Planning & Zoning meeting is TBD.

13. Adjournment.

Chad Swanson- Building Official

La Paz County Planning and Zoning Commission Meeting (Regular)

03/03/2022 @ 4:00pm

**La Paz County Board of Supervisors Meeting Room
1101 W Arizona Ave, Parker, AZ 85344**

MEMBERS PRESENT:

Daniel Tucker, Richard Trusty, John Newman,
Stefanie Hartnell, and DeVona Saiter (telephonically)

STAFF PRESENT:

Nicole Bierbrodt

MEMBERS ABSENT:

Richard Bierbrodt, Doyle Thompson

PUBLIC ATTENDANCE: 3

Chairman Daniel Tucker called the meeting to order at 4:02 p.m.

Roll call.

Pledge Of Allegiance.

Approval of minutes from the 02/03/2022 regular Planning & Zoning Meeting.

Motion to approve made by John Newman.

Seconded by Richard Trusty.

All in favor, Motion carried.

Approved. (5-0)

Nicole Bierbrodt: Being that these first four dockets are identical and for the same person, if the Board wants to, you can hear and take action at one time.

Board agrees.

Daniel Tucker: Docket numbers CUP2022-001 through CUP2022-004 – APN(s): 307-37-016D, -016E, -016F, & -016G Property owner(s) James Mindy and his agent/buyer Michael Ginther (only for Docket CUP2022-001) request a Conditional Use Permit for an airplane runway on the parcel numbers mentioned previously.

Staff Report given by: Nicole Bierbrodt, also explains that this process is needed because the original Conditional Use Permit was voided when the land division was done. The airstrip has been there for many years and previously had the Conditional Use Permit for that reason. There was 1 letter of objection received.

Daniel Tucker: opened the floor to the Property Owner for his discussion.

James Mindy: This runway has existed for 20+ years and is FAA approved. If you google “Jalapeno Ranch Airport”, you’ll find it.

Daniel Tucker: is this for personal use or commercial?

James Mindy: Personal Use only

Daniel Tucker: So no municipal use?

James Mindy: no, just personal.

Stefanie Hartnell: who can use it?

James Mindy: Anyone can use it, they just have to call ahead for advisement.

Daniel Tucker: Can they gas up there as well

James Mindy: no

Daniel Tucker: Do you have a plane?

James Mindy: Yes- but it is more for aviation, not flying.

Daniel Tucker: oh ok, so are there any farmers using it.

James Mindy: No, not at this time. There's not a lot of aviation going on at this time.

Daniel Tucker: any other questions from the board.

None

Daniel Tucker: well there isn't any other members of the public here to ask questions so I'd entertain a motion to either approve or deny

Motion to approve made by Richard Trusty.

Seconded by John Newman.

All in favor, Motion carried.

Approved (5-0)

Docket No. Z2022-005 – APN 308-09-119; Property owner Zachary Eichler requests rezone from Commercial (C-2) to Manufactured Home Subdivision to develop a residence.

Staff Report given by: Nicole Bierbrodt, stipulation of a 207 Waiver being signed & submitted.

Daniel Tucker: opens docket for discussion

No comments or questions from the board.

Motion to approve with the stipulation of a 207 Waiver being submitted made by DeVona Saiter.

Seconded by John Newman.

All in favor, Motion carried.

Approved (5-0)

Call to the public.- none.

Community Development Update- none.

Next meeting is 04/07/2022.

Adjournment - Meeting adjourned at 4:17PM.

Planning & Zoning Chairman, Daniel Tucker

Community Development Staff

DRAFT