



PLANNING AND ZONING COMMISSION December 6, 2021

1. Call to Order: 7:06P

Roll Call-

Commissioners present: Reid Stinnett, Mike Lunt, Justin White (telephonically)

Absent: Greer

Staff: Joseph Jarvis, Scott Allen

2. Pledge and Prayer: Lunt Prayer, Stinnett Pledge

3. Call to the Public:

No comments

4. Commissioner Reports:

Jarvis- Commissioner Marcus Butler has resigned and there is a vacancy on the Commission

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- November 9, 2021

Stinnett moved to approved. 2nd by Lunt. Approved unanimously. Greer was absent.

6. Discussion/ Action Items:

A. Discussion to follow-up on items included in the 11/9/21 meeting

Not discussed. Jarvis- was asked to provide email updates.

7. Open Public Hearing:

A. SPECIAL USE PERMIT: BONNIE HEAL: 202-07-057: CREATION OF A FAMILY BURIAL PLOT ON THE PROPERTY

Stinnett- stated that he owns property near this parcel.

Applicant's son spoke on behalf of the applicant. The family began discussing whether their father could be buried on the property. The burial area would be as natural as possible. They want to complete some improvements to create a walking path and places to sit. Up to 3 plots- father, mother, and youngest son, who has down syndrome. The son explained where he is living and his plans to return to the area.

Lunt- mentioned that as a real estate agent and addressing the existence of a burial plot can be emotional. Applicant discussed their perspective and their objectives.

Stinnett- asked whether the burial plot has been recorded at the County and it has been. He asked about details of the burial plot dimensions and depth. Applicant provided additional details.

Would the site have a permit marker? Yes.

White- He used to work as a funeral director. He asked about the acreage of the land, he thought that the acreage had to be 1 acre within a 40-acre parcel. Discussion on the Arizona Revised Statue requirements. Perspectives were shared. Jarvis will research this further and provide additional details to the Commission members and applicant. This will be done before the Council meeting tomorrow.

Jarvis- shared that three neighboring property owners expressed support for this request.

B. SPECIAL USE PERMIT: 202-46-007: ANGHARAD REES: INSTALL AN ADDITIONAL SINGLE WIDE MANUFACTURED HOME

Applicant- provided additional details and an explanation as to why she wants to add an additional single wide on the property. She has received permission from the State to drill another well and from the County for an additional septic system.

Allen- mentioned that there needs to be a distance of 100' between a well and a septic.

A neighboring property owner was present and expressed their support for the request.

Discussion on acreage requirements for AG and if the property has an overlay zone. The Clayton home is brand new.

8. Close Public Hearing:

A. SPECIAL USE PERMIT: BONNIE HEAL: 202-07-057: CREATION OF A FAMILY BURIAL PLOT ON THE PROPERTY

Further discussion on meeting Az Revised Statues. Discussion on declaring it a cemetery and protecting the property from development. White- wants to protect the family's private cemetery rights. Stinnett- believes that the private cemetery is declared in the document recorded by the County.

White- Moved to recommend the SUP application as long as it meets all ARS. 2nd by Lunt.

Approved unanimously. Greer was absent.

B. SPECIAL USE PERMIT: 202-46-007: ANGHARAD REES: INSTALL AN ADDITIONAL SINGLE WIDE MANUFACTURED HOME

Stinnett- supports the request due to the size of the parcel and because of its location. Does not support bringing another single-wide in and concerned about adding additional homes to an existing parcel.

White- encourages the property owner to consider splitting the land if additional homes will be added. Understands that some of this neighborhood is manufactured and some are not.

Stinnett- asked if one or two motions should be used? Jarvis- either would work.

Lunt moved to recommend the SUP to allow an additional residence and a single-wide on this parcel. 2nd by White. Approved unanimously. Greer was absent.

9. Adjourn: 7:56P