

**PLANNING AND ZONING COMMISSION  
MINUTES FOR October 4, 2018**

**In Attendance:**

**Commissioners**

Oscar Miranda  
John Freeman, Vice-Chairman  
Dan Muth  
Kay Hauser (Absent)  
Carey Dobson  
Bobby Fite  
Jim Thornhill  
Brad Peterson (Absent)  
Terry Smith (Absent)

**Staff**

Devin Brown, Director  
Tyron Jensen, Law Clerk  
Shanna Pearce, Executive Assistant  
Robert Clark, Building Official

**Working Lunch Session**

Call to order 12:05 p.m.

**Item #1          Discussion on the proposed Dollar General conditional use permit,  
item #7**

Devin Brown, Director explained the neighbors' concerns with blowing trash, proposed location and egress/ingress, and the drainage report.

Commissioner Carey Dobson commented on the response from ADOT; they had no issues.

Vice-Chairman John Freeman questioned the flood hazard permit application being included with the conditional use permit (CUP) packet they received. Mr. Brown explained that the flood hazard permit would be handled through the Apache County Engineers office and would not come before the commission, he also advised that the permit would have to be approved prior to the start of construction. Mr. Freeman confirmed it was not something that the commission needed to be concerned with at this time. Mr. Brown agreed and explained that the CUP was concerned only with the drainage.

Tyron Jensen, Law Clerk introduced himself; sat in for Chief Deputy Attorney Joe Young.

No further discussion.

**Item #2          Director's report on current events.**

No report.

Adjourned 12:10p.m.

## **Commission Meeting**

### **Item #1 Call to Order.**

Vice-Chairman John Freeman called the meeting to order at 1:00 p.m.

### **Item #2 Roll Call/Determination of a Quorum.**

Vice-Chairman John Freeman determined a quorum was present; six (6) commissioners present.

### **Item #3 Call to the Public**

Vice-Chairman John Freeman opened the public session.

No public comments.

Vice-Chairman John Freeman closed the public session.

### **Item #4 Approval of the minutes from the August 2, 2018 meeting.**

Vice-Chairman John Freeman explained why the August minutes had been tabled from the September 6, 2018 meeting.

No discussion.

Vice-Chairman John Freeman opened for a motion.

Commissioner Oscar Miranda motioned to approve the August 2, 2018 minutes.

Chairman Bobby Fite seconded the motion.

Vote: 4 ayes – 0 nays – 2 abstentions, Commissioners Jim Thornhill and Carey Dobson were not present at the August 2, 2018 meeting

### **Item #5 Approval of the minutes from the September 6, 2018 meeting.**

Vice-Chairman John Freeman confirmed that the updated version had been sent to the commissioners prior to this meeting.

Vice-Chairman John Freeman opened for discussion.

No discussion.

Commissioners discussed if there was a majority of the commissioners present today that were present at the September 6, 2018 meeting; it was determined there was a majority to vote today.

Vice-Chairman John Freeman opened for a motion.

Commissioner Carey Dobson motioned to approve the September 6, 2018 minutes.

Commissioner Jim Thornhill seconded the motion.

Vote: 3 ayes – 0 nays – 3 abstentions, Commissioners Oscar Miranda, Dan Muth, and Bobby Fite were not present at the September 6, 2018 meeting.

**Item #6 Election of a new chairman** for the P&Z Commission.

Commissioner Jim Thornhill nominated commissioner Oscar Miranda, to fill out his term.

No other nominations.

Vice-Chairman John Freeman opened for a motion.

Commissioner Jim Thornhill motioned to elect Oscar Miranda as the chairman of the commission by acclamation.

Vote, unanimous.

Mr. Miranda continued as chairman.

**Item #7 PUBLIC HEARING**, discussion, and possible recommendation for approval of a conditional use permit allowing SimonCRE Lodgepole IV, LLC to construct a 9,100 square foot Dollar General retail building on a 1.5-acre parcel in Sanders. The property is located in Sanders, AZ off of highway 191 and Navajo Boulevard. **A.P.N. 207-18-002G.**

Chairman Oscar Miranda opened the public hearing.

Mr. Brown provided staff report and recommended approval with no conditions.

Andrew Veatch, representative for the applicant presented the proposed project and addressed the concerns of blowing trash.

No questions from the commissioners.

Chairman Oscar Miranda closed the public hearing.

Chairman Oscar Miranda opened for commission discussion. No discussion.

Commissioner Dan Muth motioned to approve.

Commissioner John Freeman seconded the motion.

Vote, unanimous.

**Item #8 Report from Staff to the Commission**, including pending, recent, and future agenda items.

Mr. Brown advised that staff was looking at allowing guest houses and would be bringing this to the commission for discussion at the next meeting.

Commission discussed the minimum acreage size needed to accommodate for septic systems.

**Item #9          Adjourn**

Chairman Oscar Miranda opened for a motion to adjourn.

Vice-Chairman John Freeman motioned to adjourn.

Commissioner Carey Dobson seconded the motion.

Vote, unanimous

Adjourned 1:55 p.m.