

**REGULAR MEETING – PLANNING & ZONING COMMISSION**

**AUGUST 31, 2023**

**7:00 PM**

Pursuant to ARS 38-431.01, notice is hereby given to members of the Fredonia Planning and Zoning and the Public that a Regular Meeting will be held on August 31, 2023, at 7:00 PM. If indicated in the agenda, the Board may vote to go into Executive Session which will not be open to the public to discuss certain matters.

**Regular Meeting**

Called to Order: *7:10 pm Meeting Called to Order by Committee Member Lathim*

Roll Call

*Committee Member Derick Johnson*

*Committee Member Jimmy Lathim*

*Committee Member Brandon Tait*

Public Comment *(The council shall not discuss or take legal action on matters unless the matters are properly noticed.)*

*Kimley Purvis shared that she was not in favor of issuing Conditional Use Permits for trailers to be kept on private property and lived in for more than 30 days.*

The following items may be approved by a single motion unless a member of the Planning and Zoning requests that any item be considered separately and acted upon accordingly. Each item considered separately may be approved by motion of the council as though originally listed as an action item.

**A. Consent Items:**

1. Agenda – August 31, 2023
2. Minutes from regular meeting July 26, 2023

*Motion to approve by Committee Member Lathim all consent items as presented and seconded by Committee Member Tait. All in Favor.*

**B. Report:**

1. Planning and Zoning Clerk: *None*

**C. Discussion and Possible Action Items:**

1. Discussion and Possible Action Items - Elisabeth Whitlock – High Road Engineering, Inc. – Kaibab Paiute Tribe Subdivision

Ms. Whitlock presented the plans for a subdivision to consist of all single family homes. A few of the lots would be built for tribal members and the remaining lots would be sold. Currently the property crosses two areas, one zoned as open space and one zoned as residential. Committee Members asked Ms. Whitlock to come back to the next Planning and Zoning meeting when she was ready to request the open space to be rezoned for residential housing so the entire property would then be zoned for residential housing.

*Motion was made for no action at this time by Committee Member Lathim and seconded by Committee Member Johnson. All in Favor.*

2. Discussion and Possible Action Items – Robin Zumwalt – Application For A Conditional Use Permit – Trailer – 170 N. First West Street, Fredonia

Ms. Zumwalt shared that due to her impending birth, she needed to stay close to Kanab where her Doctor is. Currently the trailer they are staying on her in-laws private property is hooked up to the main house for electricity but not plumbing. Ms. Zumwalt is asking for a maximum of a one year Conditional Use Permit.

*Due to the Committee Members needing to further investigate living in trailers for more than 30 days, by motion of Committee Member Tait and seconded by Committee Member Lathim, this agenda items was delayed until next Planning and Zoning Meeting. All in Favor.*

3. Discussion and Possible Action Items – Vincent Brookins – Application For A Conditional Use Permit – Trailer – 220 E. Jensen Street, Fredonia

Ms. Brookins shared that her daughter’s husband was going to start a new job in Colorado within the year so they needed a place to stay until then.

*Due to the Committee Members needing to further investigate living in trailers for more than 30 days, by motion of Committee Member Tait and seconded by Committee Member Johnson, this agenda items was delayed until next Planning and Zoning Meeting. All in Favor.*

4. Discussion and Possible Action Items – Graig Ralph – Parcel # 60022020B – Possible Build – 64 Ponderosa Street, Fredonia

Committee Members reviewed the planned housing sq footage at 532 with the minimum requirement being 800 sq ft. With the size of the lot, in order to achieve a minimum of 800 sq ft, the house would not be able to meet the minimum 30 foot set-back. *At this point Committee Member Tait was called out on an emergency effectively ending the Planning And Zoning meeting due to lack of the minimum three (3) person quorum.*

D. Board member comments and future agenda items:

E. Adjournment: 8:04 pm Committee Member Lathim approved and Committee Member Johnson made the second motion to approve.

Review and sign demand(s)

\_\_\_\_\_  
Attending Board Member

Approve

\_\_\_\_\_  
P&Z Clerk

Attest

Certification – I, hereby, certify that the above is a true and correct copy of the minutes of the meeting, I further, certify that the meeting was duly called and held.

\_\_\_\_\_  
Council Member or Mayor

Attest