

REGULAR MEETING - PLANNING & ZONING COMMISSION

March 22,2023

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 March 22,2023, at 7:00 p.m. 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: 7:11

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

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- March 22,2023
2. Minutes from regular meeting January 20, 2023

Motion to approve March 22, 2023, Agenda and Minutes from the Regular Meeting 01/20/2023 by Jimmie Lathim seconded by Brandon Tait all in favor

B. Reports

1. Planning and Zoning Clerk: NONE

C. Discussion and Possible Action Items:

1. Discussion and Possible Action Items: CJ HEELEY- Purchase Lots (60104024k & 60104024L) Split, Possible Re-Zone, Building Multi Family Homes, Options and Zoning Questions. **Justin Mackelprang commented that the town is in discussion concerning duplexes and 4 plexuses. Also discussed was whether they would be long- or short-term rentals. CJ stated that it would be on a case-by-case basis. Justin Mackelprang brought up the potential need for a turning lane that would be required by ADOT (More research would be needed).**
2. Discussion and Possible Action Items: SHANTEL HEELEY-Purchase lot on Ponderosa(60022020B)-Lot to small to build on- Options. **Justin Mackelprang discussed in the past variances were allowed if the property could still meet the setbacks. The town is trying to decide what to do with the current lots that are technically to small to build on. The town is trying to move away from allowing lots to be split into areas below the current allowable lot size. Justin proposed to look at drawings of what is being proposed on the lot in question.**
3. Discussion and Possible Action Items: Colt Henderson -Approval Phase 1 on North Rim Estates Subdivision. **Jacob discussed each residence would have curb and gutter asked for the option to do a duplex for each house with garage and off street parking available for each home. Also stated the each lot is above the minimum lot size and would be the same as Creekside in Kanab. Jacob showed a rendering on his phone what the units would look like approximately 900 to 1000 sq ft each. Motion was made to approve phase 1 of the North Rim Estates Subdivision variance to multifamily lots by Justin Mackelprang 2ND BY Jimmy Lathim all in favor**

4. Discussion and Possible Action Items: Colt Henderson- Approval Phase 1 on North Rim Estates Subdivision. **Motion to approve the North Rim Subdivision Estates made by Justin Mackelprang 2nd by Jimmy Lathim all in favor.**
5. Discussion and Possible Action Items: Lynette Foster- Approve Revised Platt Map (Parcel 600-05-001-E) **Lynette discussed the revision between the old and the new Platt map with council for the above-mentioned parcel number. The motion was made by Justin Mackelprang to approve the revised Platt map Jimmy Lathim 2nd the motion all in favor.**

D. Discussion Items:

1. Discussion- M. Young- Easy Street Property Discussion-- **M. Young did not show up tabled**

E. Board member comments and future agenda items:

1. Karl Bistline
2. Justin Mackelprang
3. Jimmy Lathim
4. Brandon Tait
5. Derik Johnson

F. Adjournment: **Motion by Justin Mackleprang @ 8:11**

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.
