

REGULAR MEETING -PLANNING & ZONING COMMISSION

July 26, 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 July 26, 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. **Brandon Tait, Jimmy Laithim, Derick Johnson, Dirk Ballard.**

Regular Meeting

Called to Order: **7:10 pm**

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

Donny Johnson raised concerning what the policy and procedures would be for the School District Teacher Housing. He said that there must be policies in place based on family compositions, evictions, animals and the annual inspections and follow up repairs from the inspection findings that would need to take place. Donnie said that he is concerned that neither the city nor the school has the staff to maintain the properties as they should be maintained. He would like to see the requirements as listed under the Grant. Doreen Woodrow who represented the School District stated that the Grant they received did not mandate policy and procedures nor did they mandate inspections, but she said that their insurance company would perform an annual inspection and their in-house maintenance would take care of any issues found by the insurance inspector. Doreen also said that if the tenants (teachers and staff) did not pay the rent, that the school would withhold pay.

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- July 26, 2023
2. Minutes from regular meeting June 14, 2023

Motion to approve all consent items by Jimmy Lathim seconded by Brandon Johnson all in favor.

B. Reports:

1. Planning and Zoning Clerk: - none

C. Discussion and Possible Action Items:

1. Discussion and Possible Action Items- Allen & Rea Dunham variance extension – **Council Discussed. A motion was made by Jimmy Laithim to extend the variance for the storage trailer for 1 year seconded by Dirk Ballard all in favor.**
2. Discussion and Possible Action Items- Review Fredonia Moccasin School District- Plans **Doreen started off by explaining what the school plans to use the housing for – first for teachers who would be moving to Fredonia to teach – they would get a discounted rental rate and \$200 from that rent would be put aside for either a rent to own option or as downpayment toward another home. Next the housing would be offered to school staff members with the same deal and finally, instead of having vacant houses, the public would be offered the opportunity to rent at fair market value. Doreen confessed that she does not know who will be managing the properties at this time but after hearing Donnie’s comments, recognizes the urgency of getting the property management piece figured out. The money from the rentals will go back to the school district and the ROI is 5 years. While the property is zoned commercial, Doreen commented that she is sensitive to the fact that the property does sit in the middle of town and is close to the Town Office and will ensure that the**

front is rock scape. There is no plan in the budget currently to add a fence along the back of the plot or in between the houses or to do any landscaping at the back of the houses. Doreen hopes to eventually have divided fences between the houses but as of now, that was not part of the budget. P&Z raised the concern that the plans do not show individual meters for sewer, water, and electricity. After discussion, Doreen confirmed that she understood the need for individual meters for the 6 houses and would revisit the drawings to include. Dirk Ballard asked what the School District's plans were if they needed to consider selling the properties. It was made clear to Doreen that the houses do not have the necessary distance between them nor the set back and that all the houses sit on one plot which would mean that if they were to sell, they would need to be sold as a unit, i.e., no individual selling of the houses. Doreen commented that there were no plans to sell, and the P&Z stressed again that the houses are all on one plot and there would not be an opportunity to split the plot based on size and how the houses were being drawn on the plans as far as required distance and set back. P&Z echoed the public comment that strict rental policies needed to be put in place to ensure the integrity and look of the town would be maintained. Brandon Tait made the motion to approve the plans with the condition that each house would have its own meter for water and electricity and a sewer line. Jimmy Lathim made the second motion to approve all in favor.

D. Board member comments and future agenda items: *no future agenda items were discussed.*

1. Karl Bistline – *not in attendance*
2. Justin Mackelprang – *not in attendance*
3. Jimmy Lathim – *in attendance*
4. Dirk Ballard – *in attendance*
5. Brandon Tait – *in attendance*
6. Derrick Johnson – *in attendance*

E. Adjournment: *7:53 pm Jimmy Lathim approved, and Dirk Ballard 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*