

REGULAR MEETING – PLANNING & ZONING COMMISSION

April 8, 2025

25 N. Main St, Fredonia AZ, 86022

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 April 8, 2025, 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.

Call to Order: 7:02 pm

Roll Call: Brandon Tait

Jimmy Lathim

Derick Johnson

Tim Judd

Public comment *(The Board 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 Board as though originally listed as an action item.

A. Consent Items:

1. Agenda for April 8,2025
2. Minutes from regular meeting February 11,2025: *Jim Lathim made a motion to approve the consent items while Tim Judd seconded the items and approved of them.*

B. Report:

- 1.Planning and Zoning Clerk: *Clerk welcomed Tim Judd to the board.*

C. Action Items:

1. Discussion and possible action regarding: Tom Willardson wanting to pour cement for trailer spaces: *Tom Willardson along with Don Cox came in to see about putting in modular homes on his property at 80 North Main. He asked about putting 4 to 5 modular homes on the lot. Brandon and Derick were concerned about the lot sizes and the right of way. Jimmy made a motion to table the item until Tom was sure about the zoning and the lot sizes. Derick seconded the item and all in favor.*

2. Discussion and possible action regarding: Don Cox with a zone change: *Don Cox came in to see if the board would approve a zone change on his property at 1672 N. Highway 89A from open space to commercial. Jimmy Lathim made a motion to approve the zone change with Derick Johnson seconding the motion and all in favor.*

3. Discussion and possible action regarding: Sandra Robinson with a parcel split: *Sandra Robinson and her daughter came in to inquire about a parcel split so the daughter can build a home on the property. They were not sure where they were going to split the property, there were three or four places where they wanted to split. Brandon suggested that they go home and call Ross Hunt and Skyler Palmer and see where they would suggest. Then they could come back and request the parcel split. Jimmy Lathim made a motion to table the item until the next meeting to give them a chance to decide where they want to split the parcel. Brandon Tait seconded the item and all in favor.*

4. Discussion and possible action regarding: Sage Flats with final Plat: *Elizabeth Whitlock came in with the Kaibab Paiute Tribe to try and get approval for the Sage Flats Subdivision. She explained that the drainage will run into the ditch. It will be made of cement. She also noted that the second entrance will not be locked and that, if necessary, they would run a chain across the road to detour cars. She explained that they wanted to get started on the project. Brandon asked about the egress and ingress. Liz noted that everything was to code. Jimmy made a motion to approve the final plat with Derick seconding it and all in favor.*

Adjourn: 7:44 pm

Review and sign demand(s)

Attending Board Member

Approve

P&Z Clerk

Attest