

PLANNING & ZONING COMMISSION
REGULAR MEETING
25 N. Main St. Fredonia, AZ 86022
January 27, 2026
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 January 27th, 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 Minutes

Call to Order: 7:07 PM

Roll Call: Tim Judd, Derick Johnson, Brandon Tait & Jimmy Lathim

Public Comment (Non-Agenda Items): *Sheena Cram expressed her concern about a potential RV Park in a residential neighborhood mostly due to the noise.*

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- January 27, 2026
2. Minutes from Regular Meeting- September 23, 2025

Lathim made a motion to approve 1-2 consent items, Johnson seconded, all in favor.

B. Reports

1. Planning and Zoning Clerk:

C. Discussion and Possible Action Items:

1. Discussion and Possible Action Items: Corrine Olson Conditional Use Permit
Olson expressed that she wanted to rent out an existing 27' RV that is hard wired and plumbed. Tait said it is against Town Code to live in an RV more than 30 days per calendar year, unless you are actively building or remodeling a house. Johnson said explained a Conditional Use Permit is to live in an RV for up to a year while building or remodeling so they cannot pass her request.
2. Discussion and Possible Action Items: Kenneth & Michelle Aldrich Proposed RV Park
Aldrich purchased over 3 acres and wants to do an RV Park as a support for the AZ Trail hikers with all the facilities they need and expressed it would be a great location that would bring business to Fredonia, as we are the Gateway to the AZ Trail. Her

property is current property is zoned open space. Tait said the first step would be to get a zone change and have an exact plan of what should like to do. Johnson expressed his concern about an RV park in a residential neighborhood with homes on each side.

3. Discussion and Possible Action Items: Tait Family Trust Conditional Use Permit
Brandon Tait has a family member that is planning on living an RV while their parent's home is being remodeled at 405 Altus Lane. Lathim made a motion to approve Condition Use Permit for Tait Family Trust, Johnson seconded, all in favor.

D. Adjournment: 7:30 PM

Review and sign demand(s)

Attending Board Member

Approve

P&Z Clerk

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.

P&Z Clerk

Attest