

REGULAR MEETING – PLANNING & ZONING COMMISSION

January 14, 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 January 14, 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: *Brandon Tait Called the meeting to order at 7:01*

Roll Call: *Brandon Tait*
Jimmy Lathim
Derik Johnson

Public comment (*The Board shall not discuss or take legal action on matters unless the matters are properly noticed.*) *No Public Comment*

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 January 14, 2025
2. Minutes from regular meeting: December 17, 2024: *Brandon made a motion to approve the consent items, Jimmy seconded the motion and all approved.*

B. Report:

1. Planning and Zoning Clerk: *No Report*

Action Items:

1. Discussion and possible action regarding: Don and Shawna Cox with zone change: *Don Cox came in to try and get the property zone changed from open space to commercial. Don said that Lenard and Dusty Tait made an agreement that he could use the drive. Brandon asked if there was a written approval. Dusty Tait was in the room and advised the Board that there was not an agreement and they didn't want trucks and traffic going through at all hours. Brandon advised Don to figure it out and come back to Planning and Zoning.*
2. Discussion and possible action regarding: Guy and Regina Finicum with zone change and possible approval of a camp ground: *Guy came in asking question about putting in a primitive campground along Highway 89a. There would have to be access to it through a neighboring property. Neighbor was in the room and let the Board know that it was ok. Guy asked about using portable toilets instead of building them. Council advised that would have to be looked into and that Town Council might have something to say about that. Also property lines have been changed but waiting*

on the county. Council advised Guy to put together a plan and come back to Planning and Zoning.

3. Discussion and possible action regarding: Verl and Priscilla Riding and Ella Brown with a conditional use permit: Ella Brown and her parents came in requesting approval for a conditional use permit. She wants to live in a camp trail next to her parents as they are getting older and need her help. Brandon advised her that City Council would vote against them. If you let one do then you have to let everyone. Derik advised her that the conditional use permit is for someone who is building, and it is only temporary. They talked about putting in a smaller home next to her parents. Brandon made a motion to approve the conditional use permit with Jimmy seconding it and all in favor.

4. Discussion and possible action regarding: Patsy Blackburn with conditional use permit. Patsy came in requesting a conditional use permit for Tony. He is living in a trailer so he can help her. He does all the driving. Brandon again advised Patsy that they would be wasting their time. Patsy asked what she could do. Brandon suggested to vacate. Patsy asked the Board to approve the permit so she could go to Council. Jimmy made a motion to approve the conditional use permit with Brandon seconding it and all in favor.

Adjourn: 7:32

Review and sign demand(s)

Attending Board Member

Approve

P&Z Clerk

Attest