

REGULAR MEETING -PLANNING & ZONING COMMISSION

March 10, 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 March 10, 2026 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: 7:05

Roll Call: *Derick Johnson*

Brandon Tait

Tim Judd

Public Comment (*The council 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 council as though originally listed as an action item.

A. Consent Items:

1. Agenda- March 10, 2026
2. Minutes from regular meeting January 27, 2026

Brandon made a motion to approve the consent item with Tim seconding the motion and all were in favor.

B. Reports

1. Planning and Zoning Clerk:
2. Board Member Comments:

C. Discussion and Possible Action Items:

1. Discussion and Possible Action Item: Laynette Foster with a conditional use permit application:
Laynette came before the board requesting a conditional use permit to have someone stay on her property here in Fredonia. The property utility hook-ups. Derick Johnson stated that the conditional use permit was for someone that was building on the property or if they were living in a trailer next to a home in order to take care of someone who needs extra care. He asked Laynette if she had building plans or anything showing that she was in the process of building. She did not at this time she had spoken with Reidheads about their kit homes but was not ready. Laynette and the board spoke about why they wouldn't let her split the property. She had been in before the do that and the previous board turned her down. The board was not sure why they turned her down. After some time, the board apologized to Laynette and told her they could not approve the conditional use permit. Brandon made a motion to deny the conditional use permit, with Tim seconding the motion and all in favor.

- D. Future Agenda Items: *After Laynette left the board requested that the office screen the conditional use permits and request that the applicant bring in their site plans for building and that they understand that the conditional use permit is used for people who are building on the property and for someone who is living next to a home in order to take care of the resident of the home. Tracy Stumpf said that the office will do that.*

E. Adjournment: 7:25

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