

**MINUTES  
TOWN OF QUARTZSITE  
465 NORTH PLYMOUTH AVE, QUARTZSITE AZ 85346  
SPECIAL MEETING OF  
PLANNING AND ZONING COMMISSION  
THURSDAY, AUGUST 13, 2015 AT 10:00 A.M.**

**CALL TO ORDER:** 10:07 A.M.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Chairperson: Terry Frausto, present	Vice Chairman: Jesse Hearne, absent
Commissioner: Jim Murphy, present	Commissioner: Dennis Kuehl, telephonically
Commissioner: David Collier, present	Commissioner: Dennis Dole, present
Commissioner: Steve Schue, absent	

Commissioner Kuehl attended telephonically.

**STAFF PRESENT:** Skylor Miller, Town Manager and Tonya Hoogerwerf, Building Inspector.

**PUBLIC HEARING:**

1. The proposed amendment that affects the Land Use Element and the Map of the 2014 General Plan. The area proposed is the Mockingbird Corridor, east of Riggles Ave. Township 4 N, Range 19 W, Sections 23 & 26. This hearing will be an opportunity for public comment.

Town Manager Miller read the staff report and presented the current zoning map and the proposed future Land Use Map of the Mockingbird Corridor. The Town is proposing to do a map amendment of the 2014 General Plan for future uses to go from residential to commercial. The purpose is to extend the commercial land use down through the current improved area of Mockingbird Corridor to the end of Section 23, including land that is currently under the stewardship of BLM. As BLM makes the land available for private purchase, that land will fall within the Mockingbird Corridor and will also be subject to the commercial land use provisions as provided by the Zoning Articles.

Commissioner Murphy stated that he felt that this proposed amendment sounded like a good idea to have the commercial business by Interstate 10 and not down in the Town. He believes that this is the best way for the Town to extend the commercial business.

Town Manager Miller stated that currently there are some existing residential properties in the area; this would not change the underlying zoning district. Those properties would still have full rights under their current zoning. However, if they chose to rezone in the future this would pave the way for the transition to commercial and potentially raise property values for the commercial uses.

Commissioner Collier asked about the properties that are being kept as residential on the land use map.

Town Manager Miller, stated that the current land use map showed the properties as residential and that it was discussed to leave those properties residential. Due to the fact that the topography map with the washes did not lend itself to any major development. Town Manager Miller said the Town should leave it as a buffer for the commercial and residential areas.

Commissioner Dole motioned to open the meeting for public comment, Commissioner Murphy seconded the motion. All in favor. Motion passed. The hearing was opened for public comment.

Barbara Cowell, realtor, discussed the washes and drainage for Chevron. She said that there shouldn't be a problem with any developer developing their property and that there should be no concern regarding drainage or the floodway.

Commissioner Dole closed the public hearing Commissioner Collier seconded. All in favor. Motion passed.

**ACTION ITEM:**

1. Discussion and possible action to recommend the General Plan Amendment to the Town Council.

Commissioner Dole motioned to recommend the General Plan Amendment of the Land Use Element and Map to the Town Council, and Commissioner Collier seconded the motion. All in favor. Motion passed.

Commissioner Dole motioned to adjourn the meeting and Commissioner Collier seconded. All in favor. Motion passed

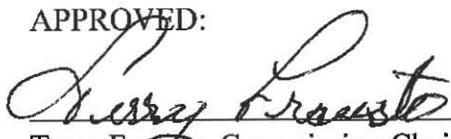
**ADJOURNMENT:** 10:20 A.M.

**CERTIFICATION:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting held on August 13, 2015, of the Planning & Zoning Commission of Quartzsite, Arizona, and a quorum was present.

Dated this 18 day of September 2015

APPROVED:

  
Terry Frausto, Commission Chairperson

  
Tonya Hoogerwerf, Building Inspector