

TOWN OF PATAGONIA  
PLANNING AND ZONING COMMITTEE  
NOVEMBER 8, 2018, 7:00 P.M.  
MINUTES

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Meeting was called to order at 6:50 PM

Members present: David Budd, Chair; Sharon Calvert, Vice Chair; Susan Lange, Secretary; Todd Norton

Members absent: Melissa Murrietta; Carrie Bowden

Public Participants: Martin Short

Minutes of 10/2/2018 were reviewed and approved without corrections.

**OLD BUSINESS**

Vote on proposed Doc Mock Park design was tabled at 11/6/18 P&D Meeting; subject reopened and vote was unanimous, with recommendation to be made to Town Council that design be approved for finalization of grant application.

**NEW BUSINESS**

Martin Short of Coronado Ridge Development Corporation was referred by the Town Council to the P&D Committee for him to address the community and present information on a proposal for a housing development in Patagonia. He introduced himself and provided a folder of handouts entitled "Coronado Custom Homes", containing maps, home designs and other materials relating to the proposed development. The identified "Parcel M" is near 2<sup>nd</sup> Ave and Pennsylvania Ave, and currently consists of 40 Town lots, which would be replotted to consist of 16 lots of larger dimension. A Deed Restriction handout addressed issues pertaining to such things as grading, fencing, landscaping, exterior lighting, and parking. Mr. Short provided information about himself, the company, and their commitment to building quality homes in an affordable price range, in this case (+/-) \$250K - \$325K, with home interior square footage of 1300 - 1600 sq. ft. Town utilities and infrastructure would be utilized, including sewer. Mr. Smart solicited questions and input from community members in attendance, and many comments, opinions and recommendations were offered. Major concerns were expressed pertaining to the impact on watershed capacity and needed updates to the water treatment plant; the management of flood waters impacting surrounding homes; and the high home prices limiting accessibility to the current population of the town. Mr. Smart expressed a willingness to revise development plans in accordance with community concerns, such as reducing size and cost of some homes to increase affordability. He will continue to discuss options and revisions with the Town Council.

**ADJOURNMENT:** 8:35 PM