TOWN OF PATAGONIA

PLANNING AND DEVELOPMENT COMMITTEE

PUBLIC HEARING ON THREE PENDING USE PERMIT APPLICATIONS

OCTOBER 27, 2021 6:00 P.M.

Zoom Meeting I.D. 957-511-4862 Password 338501

**PUBLIC HEARING ON TWO USE PERMITS**

1. CALL TO ORDER – The hearing was called to order at 6:00 P.M. by Committee Chair Gerry Isaac.

2. ROLL CALL – Present: Gerry Isaac, Ike Isakson, Todd Norton and Laurie Monti

Absent: Patrick O’Neal, Georgette Larrouy and Melissa Murrieta

PUBLIC ATTENDANCE: Patty Barraza, David King, Robert Gay, Carolyn Shafer, Bo Simpson, Kayla Simpson, Emmett Raun-Oakes, Lily Christopher

3. OPEN PUBLIC HEARING ON TWO USE PERMITS

DAVID KING

KAYLA LEWIS-SIMPSON

DAVID KING summarized his plans to operate public events on 6 vacant lots on his property at 132 W Naugle Ave. Patagonia, AZ. The applicant owns two parcels of property, being 106-27-082A and 106-27-082C. The first parcel, 106-27-082A is set back from Naugle Avenue and contains the applicant’s home and a series of outbuildings. The second parcel, 106-27-082C is a series of 6 vacant lots fronting on Naugle Avenue. The applicant proposes to conduct monthly swap meets and possibly other events from time to time on the vacant lots.

The monthly swap meets would operate from Friday to Sunday, usually on the third weekend of the month. Merchants will be provided a designated space to set up their merchandise and market to the public. At the end of each monthly event, all unsold items and supporting materials will be removed from the property. All areas will be cleaned of any trash and debris and the site will be maintained clean and orderly. The applicant expects this event to become a new draw for tourists to the town, a new revenue stream to local small businesses, and a forum for positive exchanges and comradery for the community.

A member of the public raised a question about impacts on traffic parking. Mr. King responded that adequate provision has been made for traffic flow into and out of the event space, and parking will be both onsite and along Naugle Avenue and 1st Avenue. There will be at least two staff onsite to help monitor traffic flow and ensure pedestrian safety.

Food vendors selling food, bottled water and non-alcoholic beverages will be accepted and encouraged. The event managers may also sell bottled water and non-alcoholic beverages. Porta Jon’s and hand sanitizing stations will be set up and removed at the end of the event. The Patagonia Volunteer Fire Department and Santa Cruz County Sherriff’s office will be advised of each event at least one week in advance.

It is generally intended that events will take place during daylight hours, so additional lighting is not anticipated. If an event were to carry on into the evening, string LED lighting may be set up as needed.

KAYLA LEWIS-SIMPSON summarized her plans to operate a food, beer and wine business in the Stradling Building located at 317 W McKeown Ave, Patagonia AZ 85624. The applicant will occupy about 2,200 square feet of space within the 35,405 square foot building. The address of the rental space is 320 Smelter Alley, Patagonia AZ. The remainder of the building is occupied by a restaurant and retail shops, with one space currently vacant.

The business will operate under Arizona Class 12 (Restaurant) and 13 (Wine Making) liquor licenses. A commercial kitchen is planned with appropriate kitchen exhaust, and fire suppression. Kitchen sewer drainage will include grease traps. Planned seating occupancy is about 32, with 12 bar seats, 16 dining seats, and some patio seating. Total occupancy limit will be established by the Patagonia Volunteer Fire Department.

Regular hours are planned for 3:00PM to 10:00PM daily, but could fluctuate within the hours allowed under Arizona Liquo License laws. Music will be provided occasionally, but will be indoors. Special events may be conducted, with Town approval as necessary, and will comply with curfew closing of 10:00PM.

Pedestrian access to this venue is limited. The venue’s entrance is on Smelter Alley and there are no interior hallways in the Stradling Building leading to the venue from McKeown Ave. Patrons and staff will not be permitted to park in Smelter Alley or utilize the private hotel parking nearby. Accordingly, patrons and staff will need to park elsewhere in town, such as McKeown Ave, Third Ave, etc. They will have to reach the venue entrance on foot by crossing private property or along Smelter Alley. The Applicant may be able to reach accommodation with private property owners regarding pedestrian access, but any such agreements must be obtained separately outside the scope of this permit.

Gerry Isaac, Chairman of the Committee, thanked all public participants for their comments.

4. CLOSE PUBLIC HEARING ON TWO USE PERMITS

The Public Hearing was closed at 6:25 PM.