



TOWN OF PATAGONIA
PLANNING AND DEVELOPMENT MEETING AND PUBLIC HEARING MINUTES
June 10, 2025, 6:00 P.M.
Zoom Meeting I.D. 957-511-4862 Password 338501

1. CALL TO ORDER: The meeting was called to order by Chairperson Steve Finch at 6:01PM.
2. ROLL CALL: Present: Steve Finch, Laurie Monti, Georgette Larrouy, Kevin McKay, Nancy McCoy
Absent: Patrick O'Neal

Town staff present: Town Manager Ron Robinson

Public present: Debbie Robinson, Bob Ollerton, Bonnie Maclean, Phillip Brister, Martha Kelly, David Budd, Jared Kirkorian, Mindy LeRea, Rebecca Rang

3. PLEDGE OF ALLEGIANCE: The Committee and attendees said the Pledge of Allegiance.
4. APPROVAL OF MINUTES FROM March 6, 2025 MEETING

The minutes from the March meeting were not available and will be approved at the next meeting.

5. CALL TO THE PUBLIC A. R. S. §38-431-01(H): AT THIS TIME, THE PUBLIC WILL ONLY BE RECOGNIZED TO SPEAK ON AGENDA ITEMS LISTED FOR PUBLIC INPUT PURSUANT TO TOWN CODE SECTION 2-5-6. ANY MEMBER OF THE PUBLIC IS ALLOWED TO ADDRESS THE COMMITTEE, SUBJECT TO A REASONABLE TIME SET BY THE COMMITTEE PURSUANT TO THE ARIZONA OPEN MEETING LAW. AT THE CONCLUSION OF THE CALL TO THE PUBLIC, INDIVIDUAL MEMBERS OF THE COMMITTEE MAY RESPOND TO CRITICISM MADE BY THOSE WHO HAVE ADDRESSED THE COMMITTEE, MAY ASK STAFF TO REVIEW THE MATTER, OR MAY ASK THE MATTER BE PLACED ON A FUTURE AGENDA. HOWEVER, MEMBERS OF THE COMMITTEE SHALL NOT DISCUSS OR TAKE LEGAL ACTION ON MATTERS RAISED DURING AN OPEN CALL TO THE PUBLIC UNLESS THE MATTERS ARE PROPERLY NOTICED FOR DISCUSSION AND LEGAL ACTION.

There were no speakers for Call to the Public.

OLD BUSINESS - NONE

PUBLIC HEARINGS ON USE PERMITS

FOR JOSE DELGADO TO BUILD A TWO-STORY DUPLEX (1,389 SQ FT PER UNIT) ON PARCEL NO. 106-35-010B LOCATED AT 273 SMELTER AVE. PATAGONIA AZ.

Arturo Vazquez, Jose Delgado's architect, presented the duplex proposal. The project conforms to all Town building regulations and includes two off street parking spaces for each unit. Mr. Vazquez also explained the plan to move rain water through the property on either side of the buildings towards McKeown.

Neighbors expressed concerns about parking management and availability in the narrow dead-end alley, as well as emergency vehicle access. One neighbor was concerned about access for his motor home. A description of the exact location of the property line on Smelter was uncertain in terms of identifiable

landmarks, and the legal description will be checked. There was also discussion concerning increased housing density on smaller lots.

REOPEN REGULAR COMMITTEE MEETING

- 6 DISCUSSION AND POSSIBLE ACTION ON PROPOSED USE PERMIT SUBMITTED BY JOSE DELGADO TO MAKE A RECOMMENDATION FOR FURTHER ACTION BY THE TOWN COUNCIL.

A motion was made by Steve Finch, and seconded by Georgette Larrouy to recommend further action by the Town Council on this use permit application with the stipulations that two parking places for each unit be included as well as a detailed plan for the flow of rainwater through the property toward McKeown. The motion was approved unanimously.

- 7 STAFF OR MEMBER REPORTS: AT THIS TIME THE TOWN STAFF OR A COMMITTEE MEMBER MAY REPORT ON ITEMS OF INTEREST TO THE COMMITTEE. SUCH ITEMS MAY NOT BE ACTED UPON BY THE COMMITTEE AT THIS TIME, BUT MAY BE SCHEDULED AS A FUTURE AGENDA ITEM.

There were no staff or member reports.

- 8 FUTURE AGENDA ITEMS: AT THIS TIME THE COMMITTEE MAY BRING FORTH TOPICS FOR FUTURE AGENDAS AND SET THE DATE FOR THE NEXT MEETING.

There were no future agenda items. The next meeting will be Tuesday, August 5th, at 6PM in the Council Chambers.

- 9 ADJOURN

A motion to adjourn was made by Steve Finch, seconded by Nancy McCoy, and passed unanimously. The meeting was adjourned at 6:32PM.

SIGN IN SHEET

[illegible]