**TOWN OF PATAGONIA**

**PLANNING AND DEVELOPMENT MEETING AND PUBLIC HEARING/WORKSHOP ON AFFORDABLE HOUSING MINUTES**

**February 4, 2025, 6:00 P.M.**

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

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

Present via Zoom: Patrick O’Neal

Town staff present: Town Manager Ron Robinson

Public present: Debbie Robinson, Elvia Gallaher, Sara Jo Peterson, Victor and Christie Romo, Andrea Wood, Lynn Davison, Michael Collins, Meg Gilbert

Present via Zoom: Michelle, Stephanie Smith, Julie Holding, read.ai.meeting notes

1. PLEDGE OF ALLEGIANCE: The Committee recited the Pledge of Allegiance.
2. APPROVAL OF MINUTES FROM DECEMBER 3, 2024, MEETING

A motion to approve the minutes was made by Nancy McCoy, seconded by Laurie Monti, and approved unanimously.

1. 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

**OPEN A PUBLIC HEARING/WORKSHOP ON AFFORDABLE HOUSING IN THE TOWN OF PATAGONIA**.

This first of several workshops to gather information on affordable housing in Patagonia will focus on three areas of concern:

* 1. Defining what affordable housing is;
  2. Presentations by local organizations currently working on housing;
  3. Identifying roadblocks to affordable housing.

The workshop format will consist of presentations by invited speakers. Members of the public will be able to ask questions and make comments. The Planning and Development Committee will take no action at this meeting on issues raised.

Chairperson Finch began the public hearing with an overview defining affordable housing and some ways to have affordable housing. This was followed by a presentation by Elvia Gallaher from Community Homes of Patagonia (CHOP). She explained CHOP’s programs, their community land trust model, and plans for Gopher Field. Town Manager Ron Robinson talked about Patagonia’s Town owned Garden Apartments and future plans for a five-acre parcel on Harshaw Road that the Town hopes to use for affordable housing in the future.

Comments and concerns from the public included further questions about the CHOP project, the change in housing stock due to the increased number of air bnbs, possible lack of home ownership by younger adults and families, Town ordinances concerning building and development, and how to incentivize private development for affordable housing. Future workshops may look into these areas.

**CLOSE WORKSHOP AND REOPEN MEETING**

1. 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.

Town Manager Robinson gave an update about the fiber optics installation.

1. 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 not future agenda items. The next meeting will be Tuesday, March 3rd, at 6PM in the Council Chambers.

1. ADJOURN

A motion to adjourn was made by Georgette Larrouy, seconded by Nancy McCoy, and approved unanimously. The meeting was adjourned at 7:10 PM.