

Town of Patagonia

Planning and Development Committee

Annual Report to the Town Council July 2024-June 2025

September, 2025

The Planning and Development Committee met six times during the period from July, 2024 through June, 2025. There were no Planning and Development Committee meetings in October and November, 2024, and January, April and May of 2025 due to no business. During those meetings it considered four use permit applications, conducted a Public hearing on affordable housing, and provided the community survey results of the Our Town Patagonia initiative conducted in 2023.

Presentations/Speakers

July, 2024: Laurie Monti and Mary Tolena gave an overview of the results of the *Our Town, Patagonia* survey. The five areas of most concern were mining impacts, housing availability, traffic and noise, youth and job opportunities, and the preservation of town character. The survey results were shared with Town leadership, Arizona Attorney General Kris Mayes, and the U.S. Forest Service.

August, 2024: Jon Tate, the civil engineer from CPE Consultants, did not have a presentation but attended the meeting to answer questions about the proposed re-subdivide of parcel 106-29-013C at 120 E. Pennsylvania Ave. The Committee had concerns about the lack of Town regulations concerning site bulldozing, building timelines, construction hours, design guidelines, water availability, the ability of the Town to manage development as it proceeds, and previous problems with the Coronado Development. The Committee unanimously voted to table the motion to make a recommendation to the Town Council. The Committee was informed at the September meeting that the request to subdivide had been withdrawn.

Affordable Housing

February, 2025: A public hearing/workshop on affordable housing took place in focused on three areas of concern:

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

Chairperson Finch provided an overview defining affordable housing and some ways to develop it. Elvia Gallaher from Community Homes of Patagonia (CHOP) explained CHOP's programs, their community land trust model, and plans for Gopher Field. Town Manager Robinson gave an overview of the Town-owned Patagonia Garden apartments and future housing development plans on Harshaw Road. Public recommendations included consideration of how to incentivize affordable house for local residents including young adults and families.

March 2025 Town Manager Robinson presented a plan for affordable housing on the Town owned 5-acre parcel on Harshaw Road. The plan design includes five duplexes on one of the five acres with one, two, and three bedroom units, a central parking area, a basketball court, and a playground. Funding will be shared by the Town and South 32. It could be a year before all the details are worked out.

Plans for two new apartments at Patagonia Elementary School are in development.

Use Permit Requests

December, 2024: A request for a use permit was submitted by Noe Mencias to put in a coffee bar at his bike shop at 299 W. McKeown Ave. Neighbors expressed concerns about music, but Mr. Mencias said there would be no music. A recommendation for further action on this project by the Town Council was approved unanimously.

December, 2024: A request for a use permit was submitted by Jose Delgado to put in a coffee/wine bar and retail outlet at 273 Smelter Ave. Neighbors expressed concerns about noise, vehicle parking and access, whether the project fits in with the character of the town, and the need for an engineered grading and drainage plan. The Committee did not recommend that the Town Council take further action on this project by a three to two vote.

March, 2025: A request for a use permit was submitted for Patagonia Elementary District #6 to remodel two classrooms on the Old Main campus into apartments. Ralph Schmitt presented the building plan for the two, two-bedroom apartments. The Committee voted unanimously to recommend this project to the Town Council for further action.

June, 2025: A request for a use permit was submitted by Jose Delgado to build a two-story duplex at 273 Smelter Ave. Arturo Vasquez, Mr. Delgado's architect, presented the duplex proposal. Neighbors expressed concerns about parking management and availability. The Committee voted unanimously to recommend this project to the Town Council for further action with the stipulations that two parking spaces for each unit be included as well as a detailed plan for the flow of rainwater through the property to McKeown Ave.

Current overview and changes to Planning and Development membership:

Current officers as of September, 2025

Chairperson: To be determined at the September meeting as Chairman Steve Finch has resigned

Co-chairperson: Laurie Monti

Secretary: Nancy McCoy

Current members:

Kevin McKay since August, 2023

Nancy McCoy since July, 2022

Steve Finch since August, 2022, resigned as of June, 2025

Georgette Larrouy since August, 2019

Laura Monti since August, 2019