



**TOWN OF PATAGONIA
PLANNING AND DEVELOPMENT MEETING MINUTES
FEBRUARY 10, 2026
Zoom Meeting I.D. 957-511-4862 Password 338501**

1. CALL TO ORDER: The meeting was called to order by Chairperson Laurie Monti at 6PM.
2. ROLL CALL: Present: Gary Retherford, Victor Romo, Laurie Monti, Nancy McCoy, Georgette Larrouy
Absent: Kevin McKay
Staff Present: Town Manager Ron Robinson, Library Clerk Deborah Robinson
Public Present: Lonnie Goff, Dave Lumia, Robert Proctor, Ron Ochoa
3. PLEDGE OF ALLEGIANCE: The Committee recited the Pledge of Allegiance.
4. APPROVAL OF MINUTES FROM JANUARY 13, 2026 MEETING
A motion to approve the minutes was made by Nancy McCoy, seconded by Victor Romo, and approved unanimously.
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.

Committee member Georgette Larrouy stated her First Amendment right to not say “with liberty and justice for all” in the Pledge of Allegiance due to the current political situation.

Lonnie Goff requested that the subdivisions ordinance checklist clearly state that the Town does not have a 100-year certified adequate water supply and that without it, a subdivision cannot be approved. He also requested that the Town Manager halt the current subdivision construction by Coronado Homes as a certificate of an assured water supply has not been approved by the Arizona Department of Water Resources and cannot be approved because the Town does not have an adequate water supply. He also requested that the Town Attorney review the *Chapter 15 Subdivisions* revisions.

Robert Proctor reported that a new state law went into effect on January 1st, House Bill 2447, that mandated that cities and towns use administrative staff, rather than public hearings, to review and approve site plans, plats, and design reviews for subdivisions. Instead of the Council and P&D being in charge of subdivision development, this responsibility now lies with our Town Manager. The new law prohibits public hearings regarding subdivision development.

OLD BUSINESS

6. REPORTS AND DISCUSSION FROM WORKING GROUPS: ORDINANCE CH 15 SUBDIVISIONS; SENIOR LIVING NEEDS ASSESSMENT.



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Victor Romo went over the revisions for *Chapter 15 Subdivisions* including a few minor edits from the Committee and Town Manager. It was agreed that *the Adequate Water Supply -Subdivision Requirements* be moved from the end of the checklist to the beginning. The final document will be emailed to the Committee members for review, then sent to the Town Attorney by the Town Manager for review. Attorney changes will be shared with the P&D, and then the document will be brought before the Town Council for approval.

The Senior Living Assessment was not discussed and will be on next month's agenda.

NEW BUSINESS

7. DISCUSSION AND POSSIBLE ACTION ITEM: RECOMMENDATION FOR AN INCREASE OF THE USE PERMIT FEE FROM \$25 TO \$69.

The motion to approve was made by Laurie Monti, seconded by Georgette Larrouy, and approved unanimously.

8. DISCUSSION AND POSSIBLE ACTION ITEM: REVISION OF THE PATAGONIA SCHOOL DISTRICT USE PERMIT PROPOSAL - FOR THE ELEMENTARY SCHOOL # 6 (OLD MAIN) TO REMODEL INTO TEACHER APARTMENTS (MARCH 4, 2025) - CHANGING THE RESPONSIBLE PARTY FROM RALPH SCHMITT TO MICHAEL YOUNG. NO MAJOR CHANGES HAVE BEEN MADE TO THE PLANS.

The motion to approve was made by Laurie Monti, seconded by Georgette Larrouy, and approved by all who voted. Nancy McCoy recused herself as she is a member of the Patagonia Elementary School Board.

9. 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.

Laurie Monti discussed bringing a representative from the Arizona Department of Water Resources to a future meeting to discuss and clarify local water issues. She also shared that the Tree and Park Committee will not be reinstated and that future issues concerning installations of items in the park will be brought to the P&D Committee for consideration and public input.

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

The Senior Housing Assessment will be discussed, and the Arizona Department of Water Resources will be contacted about a representative to speak at the meeting.

The next meeting will be Tuesday, March 10, 2026 in the Council Chambers at 6PM.

11. ADJOURN

A motion to adjourn was made by Laurie Monti, seconded by Georgette Larrouy, and approved unanimously. The meeting was adjourned at 7:21PM.