



**TOWN OF PATAGONIA  
PLANNING AND DEVELOPMENT MEETING MINUTES  
MARCH 10, 2026 AT 6:00 P.M.  
Zoom Meeting I.D. 957-511-4862 Password 338501**

1. CALL TO ORDER: The meeting was called to order at 6PM by Chairperson Laurie Monti.
2. ROLL CALL: All members were present: Gary Retherford, Victor Romo, Laurie Monti, Nancy McCoy, Georgette Larrouy, Kevin McKay.  
Staff present: Town Manager Ron Robinson, Library Clerk Deborah Robinson  
Public present: Robert Gay, David Budd (via Zoom)
3. PLEDGE OF ALLEGIANCE: The members recited the Pledge of Allegiance.
4. APPROVAL OF MINUTES FROM NOVEMBER 04, 2025, MEETING  
A motion to approve the minutes was made by Nancy McCoy, seconded by Georgette Larrouy, 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.

In response to agenda item #7, Robert Gay shared a list of twenty *Design Guidelines for Enriching the Spirit of Patagonia*.

**OLD BUSINESS**

6. REPORTS AND DISCUSSION FROM WORKING GROUPS: ORDINANCE CH 15 SUBDIVISIONS; SENIOR LIVING NEEDS ASSESSMENT.  
The Committee reviewed the changes that need to be made in *Chapter 15, Subdivisions* and the *Application Submittal and Checklist for Subdivisions* so that these documents are in alignment with new Arizona legislation that requires that all subdivision decisions be made by town/city managers or administrators. In the case of Patagonia, a group of local experts will work with and advise the Town Manager when making subdivision decisions. The Town Attorney will send the revised documents back to the P&D for approval, and then the attorney will create the new subdivision ordinances. There will be wording to ensure a penalty if a developer does not complete building in a timely manner. Laurie Monti suggested getting in touch with someone from ADWR to talk about water adequacy as well as other water issues affecting area residents.



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Laurie Monti reviewed the *Patagonia Area Senior Living Needs Report*, highlighting five possibilities for shaping the future for Patagonia's aging population. Town Manager Robinson said that he thought the Town Council would not be interested in assisted living facilities, although the report was shared with the Mayor. He thought the Council might be more interested in housing for young families and seniors. A land swap between a Town parcel and Gopher Field has been suggested to CHOP. David Budd commented on the importance of the senior housing we already have in town, and the benefit of expanding the number of apartments we currently have.

7. DISCUSSION AND POSSIBLE ACTION TO FORM A WORKING GROUP OF PD COMMITTEE MEMBERS AND COMMUNITY MEMBERS TO REVIEW THE AESTHETIC CHARACTER OF THE CORE TOWN AREA AND ITS PRESERVATION, AND MAKE RECOMMENDATIONS AS TO POSSIBLE FUTURE ACTIONS.

The discussion included the importance of getting community input about changes in Town, maintaining the guidelines in the General Plan, and maintaining the Town characteristics that encourage tourism. David Budd will start getting a group together.

A motion was made to approve forming a working group by Laurie Monti, seconded by Nancy McCoy, and approved.

Ayes: Gary Retherford, Victor Romo, Laurie Monti, Nancy McCoy, Georgette Larrouy

Nays: Kevin McKay

**NEW BUSINESS**

8. 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.
9. 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. Laurie Monti thanked Town Manager Robinson for his work on Phase One of the agreement with South 32. The first three projects to be funded are the Patagonia Regional Flood Control Project, the addition of the marshal and court offices to Town Hall, and the daycare project. The next meeting will be Tuesday, April 7<sup>th</sup>, at 6PM in the Council Chambers.

10. ADJOURN

A motion to adjourn was made by Laurie Monti, seconded by Georgette Larrouy, and approved unanimously. The meeting was adjourned at 7:03pm.

## DESIGN GUIDELINES FOR ENRICHING THE SPIRIT OF PATAGONIA

TOPICS for the town's Planning & Development Committee, March 2026, Robert Gay

**Preface:** Goals: integration with the variety of what's here // nothing standing out as 21<sup>st</sup> century // **articulation of town's existing styles** – adobe miners' cabin, Craftsman, pueblo style, mid-20th Century, mixed style. Others? Danger: Avoid "Disney-fication," ie vegas-style fakery and soulless imitation.

- IDEAS AND ACTIONS  
D) SOLUTION OR PROBLEM  
FORWARD: A) SOLUTION OR PROBLEM
1. **Local ownership** favored over absentees or speculators
  2. **No franchises or big boxes** – already enacted
  3. **Subdivision regs:** County lots within 3 miles of town not permitted to be subdivided – county zoning? Exceptions for downtown densification?
  4. Architectural encouragements via a zone, or whole town, where new projects and major remodels have to go through a **Design Review Board**, like a traditional HOA
  5. **Yards, site and appearance:** maintain diversity, artistic eccentricity, anything of visual interest. My list of "Patagonia funk."
  6. Enhance the **Museum's walking tour** of the town with expanded historical ID and pamphlet for sale, possibly an audio tour like K. Paiserb's cemetery trail, and Cienega Creek NCA.
  7. Enhance **downtown walkability** from 4<sup>th</sup> AV to Taylor on Mc Keown. Explore the same for north side of 82. Downtown historical zone designation might help. Continuous sidewalk, cars backed off.
  8. **New house placement variety rules** for downtown, extent to be decided: variety of setbacks orientation, color different from neighbors
  9. **Firewise provisions** to help town survive wildfire; Buildings, lots, Fences, debris.
  10. **Use permit guidelines** for desirable activities, and prohibitions from town code.
  11. Articulate **meaning of Code's Planning Area**, and again reconsider annexations.
  12. Additions and remodels, public buildings included, to have the integrity of looking like they've always been there: no elephants humping turtles!
  13. Climate change. Responding to guidelines: toward architectural and town-scale resiliency. Flesh out **the concept of resiliency** with specific images and examples, after giving details of one or more possible scenarios for the rest of the century. What would a 75-year planning window look like?
  14. Sub-part of climate change: **sustained regional drought response**, water supply.
  15. **Signage, flags, banners, other public messaging.** Private ones have 1<sup>st</sup> amendment protection. Public includes HS Business and organization banners, period and space for election-related, sandwich boards for local businesses + occasional events. Code has size and type regulations.
  16. Keeping **Rhonda Brew's calligraphic vision** alive. Recognize her as "living national treasure", identify fonts and ornaments, help her w apprentice, repair existing signage, town+businesses collaborate.

17. DARK SKIES

18. QUIETNESS, +  
SILENCE

19. LONG-TERM TREE REPLACEMENT PROGRAM BY PROF. FORESTER

20. CLARIFICATION OF GRANDFATHERED STREET R.O.W. USE

) VANISHING RESOURCES  
HERE AND IN THE WORLD

