

**Springerville Planning & Zoning Commission
Regular Meeting Minutes
Sept. 9, 2005**

Present: Vice Chairman Kay Wilkins, Bill Lucas, Betty Amator
Absent: Chairman Kay Matthews, Arnold Moya (vacation)
Staff: Larisa Bogardus, Zoning Administrator
Public: Evelyn Arabie, Troy Burk

1. CALL TO ORDER

Vice Chairman Kay Wilkins called the meeting to order at 7:00 p.m.

Roll Call: Present: Kay Wilkins
Bill Lucas
Betty Amator

2. PUBLIC PARTICIPATION: There was no public participation.

It was decided to skip to item 6 on the agenda so that the applicants could leave if they chose.

NEW BUSINESS

6. CUP 2005-019: Consider an application by David Gilliam to operate an automotive services business at 633 E. Main St. (parcel 105-20-002R).

Commissioner Lucas said he considered this a natural and appropriate use as the building has been used for a garage at various times in the past. He asked if Mr. Gilliam planned to purchase the building. Mr. Gilliam said he would like to someday.

Motion by Commissioner Lucas, second by Commissioner Amator to approve the permit with the condition that all hazardous materials be collected, contained and disposed of appropriately. Passed 3-0.

7. CUP 2005-020: Consider an application by Oscar Aguero to operate a hair-on wild game tannery at 245 W. Main St. (parcel 105-15-013D).

Mr. Aguero explained that this is not a taxidermy studio, it is a separate process and service. Tim Tatro, Aguero's partner, explained that hair-off tanning uses harsh chemicals and are carefully regulated. The hair-on process uses much milder chemicals, the harshest of which is salt water. The partners plan to store the wastewater separately and dispose of it commercially because the building is not on municipal sewer and the salt would kill bacteria in the septic system. If the hides are dried and salted for processing, the business will accept them from the public, otherwise they will be referred to a taxidermist. Commissioner Wilkins clarified that there would be no odors from decomposing skins or other waste, no animals would be fleshed on site and no carcasses would be accepted. Troy Burk asked about the leach field, which is still being traced as part of the land purchase. Mr. Burk asked if the business would affect groundwater and was told no. Mr. Aguero said they are looking at tapping into the municipal sewer system at some point. Mrs. Arabie questioned the occupation of RVs on the property. Ms. Bogardus said it was not allowed. Mr. Tatro said they are considering a 5,000 gallon storage tank and might bury it for aesthetic reasons.. Taxidermists throughout the state would ship the hides to the business via UPS. Commissioner Amator asked if they had checked the zoning before they bought the property. Mr. Tatro said the sale was contingent on the permit. Commissioner Lucas said he

didn't feel the proposed use was that out of the ordinary, but he wanted to be careful how tanning service is defined to prevent future misinterpretations.

A motion by Commissioner Lucas to determine that this use is similar to other businesses allowed in C-1 died for lack of a second. Discussion ensued.

Motion by Commissioner Lucas, second by Commissioner Amator to determine that a tanning business accepting dried, pretreated, prepared hides for processing using a method that does not include hazardous chemicals was similar to a leather goods service. Passed 3-0.

Motion by Commissioner Lucas, second by Commissioner Amator to approve the permit with the conditions that there be no outdoor storage, only dried hides are accepted, no hazardous chemicals are used or stored on site and wastewater be properly disposed of. Passed 3-0.

CONSENT ITEMS

3. **MINUTES:** Consider approval of the minutes from the Planning and Zoning Commission regular meetings held July 14, 2005 and Aug. 11, 2005.

Commissioner Lucas expressed reservations about voting on the July minutes because he recused himself for part of that meeting. Ms. Bogardus noted that as Commissioner Matthews has resigned, it might be difficult to have a quorum to vote. She will research the matter. Motion by Commissioner Lucas, second by Commissioner Amator to table the July minutes.

Motion by Commissioner Lucas, second by Commissioner Amator to approve the August minutes as presented. Passed 3-0.

ADMINISTRATION

4. **ZONING ADMINISTRATOR'S REPORT:** Commissioner Lucas asked what was being done on S. Mountain Avenue. Ms. Bogardus answered it was an Eagar sewer project. Mrs. Arabie said citizens are concerned Eagar is tapping into the town system. Ms. Bogardus said it is not.

OLD BUSINESS

5. **Master Plan Review:** Ms. Bogardus suggested waiting until a new commissioner has been appointed. Commissioner Amator said she thought a subcommittee had been appointed to do the groundwork. Ms. Bogardus said she would research that. Commissioner Lucas said he would still like to do a tour of the town to see what has changed since the last plan was adopted. Saturday, Oct. 22 was proposed as a possible date, from 9 a.m. to noon. The town council, manager and public works director will be invited. Commissioner Amator said she would like to have current master plan maps, zoning maps and the master plan itself to refer to. Ms. Bogardus said she would gather those materials. Commissioner Lucas said he hoped to get more direction from council before proceeding. Ms. Bogardus said she would provide the commission with copies of a recent goal-setting retreat. No action taken.
6. **ADJOURNMENT:** Motion to adjourn by Commissioner Amator, second by Commissioner Lucas.

The meeting adjourned at 7:42 p.m.

Kay Wilkins, Vice Chair