



TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION

TUESDAY, AUGUST 13, 2024, at 6:00 PM
TOWN OF SPRINGERVILLE COUNCIL CHAMBERS
418 E. MAIN STREET SPRINGERVILLE, AZ 85938

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the Springerville Planning and Zoning Commission and to the general public, that the Commission will hold a meeting open to the public at the Springerville Town Hall Council Chambers, 418 E. Main St., Springerville, Arizona. The Planning and Zoning Commission reserves the right to adjourn into Executive Session in accordance with Arizona Revised Statutes Section 38-431.03 (A)(1)(3)(4) and (7) for legal consultation on any of the following agenda items.

1. **CALL MEETING TO ORDER:** Chairwoman Shove called the meeting to order at 6:01 pm.
2. **PLEDGE OF ALLEGIANCE:** Bill Lucas led the Pledge of Allegiance.
3. **ROLL CALL:** Members of the Planning and Zoning Commission or Legal Counsel that are unable to be present in person at a scheduled Commission meeting, may participate in the meeting by telephone or video conference.

Present: Chairwoman Terry Shove; Commissioner Teresa Becker; Commissioner Brian Hayes

Absent: None

A quorum is present.

Staff Present: Planning and Zoning Director Stormy Palmer

4. **PUBLIC PARTICIPATION:** This portion of the agenda is set aside for the public to address the Commission regarding items, whether they are listed on the agenda for discussion or not. However, the Commission cannot engage in discussion regarding any item that is not officially listed on the agenda for discussion and/or action. (A.R.S. §38-431.02(H)).

John & Kathleen Rayner: written correspondence regarding the rezoning application was read for the record. The Rayners live on Becker Lake Road, and they have concerns about the rezoning and tentative RV park, including increased traffic on Becker Lake Road; water and septic concerns that

include the water usage and possible ground water contamination from the septic, and they also worry about increased fire hazards.

5. CONSENT ITEMS:

- A. Consider approval of the July 9, 2024, Planning and Zoning Commission meeting minutes.

Motioned by: Commissioner Becker; seconded by: Commissioner Hayes to approve consent item 5A. as presented.

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Hayes

3-0 Passed – Unanimously

- 6. ZONING ADMINISTRATORS REPORT:** Ms. Palmer advised the Commission that there are two applications for the two vacancies on the Commission; Bill Lucas and Tony Contreras. The applications will be going before the Council at their meeting next week. Ms. Palmer advised that she is still working on draft ordinances, would like to have the “chicken bill” on the to the Commission next month. She also let them know that the Commission will need to hold public hearings on the ordinances before they go to Council, this is according to state statutes. She told them that she is working on a report that is required by the State regarding zoning and building applications and the time frames from application, to completion. This is part of new legislation that passed and the report is due September 30th. She spoke about the two demolition permits recently issued and their locations. Ms. Palmer also updated on code enforcement; that she is updating cases, and has a few new ones that she will be investigating next week. The Furniture Store was inspected on July 24th, reports have been received from RVFMD and the State Fire Marshal, notice to correct has been sent to the property owner and reinspection is set for September 18th.
- 7. LIAISON REPORT:** Chairwoman Shove gave the liaison report; public hearing and appeal on the Conditional Use Permit for mobile home park, appeal approved. Several contracts signed and tourism tax money given out. Budget was adopted. Was a shorter meeting.

OLD BUSINESS

- 8.** Discussion and possible action regarding recommendation to the Town Council in reference to a Rezoning application for Parcel #105-15-010H, located directly behind 262 West Main Street (Parcel #105-15-009). Application is to rezone a portion of the property from its current zoning, AR-20, Agricultural Residential (20,000 sq. ft. lots) to C-1, General Commercial. If the application is approved, the applicant’s intent is to split the parcel into three (3) individual lots; the southern-most two (2) acres, that border Becker Lake Road, would become two (2) one-acre parcels that remain AR-20, Agricultural Residential.

Applicant Pete Ruthenbeck came up to answer questions that Commission may have. Commissioner Becker asked Mr. Ruthenbeck the reason behind wanting rezone the whole area at one time instead of doing it in stages; Mr. Ruthenbeck stated that it just made more sense fiscally to do rezone at one time and then build park in stages. Commissioner Becker asked Ms.

Palmer about the conditional use permit for the RV park; Ms. Palmer stated that the conditional use permit would be needed along with following other town codes, including building permits and general requirements for RV parks as stated in code. The Commission continued its discussion including reviewing permitted uses for C-1, Commercial zoning; they had concerns regarding that if allowed the rezone that any of the permitted uses could apply to the property. In the discussion Chairwoman Shove stated that has been policy or practice to go along with what the citizens want or don't want when it comes to zoning applications.

Motioned by: Commissioner Becker; seconded by: Commissioner Hayes to recommend Council deny the rezoning application.

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Hayes

3-0 Passed Unanimously

9. Continued discussion and direction to staff regarding clarification of Springerville Municipal Town Code Title 17:
 - a. Review of draft ordinance regarding Chapter 17.28-General Provisions section: 17.28.070-Walls and Fences. Commission reviewed draft ordinance from Ms. Palmer, stated that this draft did not need any corrections or changes. Ms. Palmer will send the draft for legal review, and set a public hearing for the next meeting.
 - b. Review of draft ordinance regarding Chapter 17.28-General Provisions section: 17.28.170-Travel Trailers and Recreational Vehicles. Commission reviewed draft ordinance along with information from Ms. Palmer regarding the possible need to place time limits on RVs or travel trailers on property as guest houses. There was also discussion on the amount RVs per size of property. Final direction from Commission to staff was to modify section to state that RVs etc. could be used as guest quarters for 15 consecutive days, not to exceed 45 days in a calendar year, with a minimum of 15 days between stays. Also, direction given that maximum of 2 units per half-acre or less of property. Ms. Palmer took notes on directions from Commission, stated that she would correct the draft, and send it for legal review. A public hearing will be set at next month's meeting for this item.

Above items were for discussion and direction to staff only.

NEW BUSINESS

10. None

**Item not on agenda: after brief discussion work session scheduled for September 10, 2024, at 5:00PM

11. ADJOURNMENT:

Meeting adjourned at 6:56 PM

Terry Shove Chairperson

ATTEST:

Planning & Zoning Administrator

I hereby certify that the foregoing is a true copy of the minutes of the Springerville Planning and Zoning Commission in a regular meeting held on August 13, 2024. I further certify that the meeting was duly called, and a quorum was present.

Dated this ____ day of _____, 20____

Planning & Zoning Administrator

DRAFT