



TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION

**TUESDAY, OCTOBER 8, 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 6:00 pm.
2. **PLEDGE OF ALLEGIANCE:** Doug Henderson 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 Bill Lucas; Commissioner Tony Contreras

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)).

NONE

5. CONSENT ITEMS:

- A. Consider approval of the August 13, 2024, Planning and Zoning Commission regular meeting minutes.
- B. Consider approval of the September 10, 2024, Planning and Zoning work session meeting minutes
- C. Consider approval of the September 10, 2024, Planning and Zoning regular meeting minutes

Motioned by: Commissioner Becker; seconded by: Commissioner Lucas to approve consent items A, B, and C. as presented.

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Lucas, Commissioner Contreras

4-0 Passed – Unanimously

- 6. ZONING ADMINISTRATORS REPORT:** Ms. Palmer advised the Commission that Brian Hayes resigned from the Commission as of this date. The Planning and Zoning Commission will have two openings, and if anyone knows anyone that is interested to have them apply or speak with her. She updated the Commission on a conditional use permit issued for 63 S. HWY 180, the permit was to allow a manufactured home on the property; the owner has gotten his building permit. Ms. Palmer stated that there have been two Certificates of Occupancy issued, one to The Spot, which has new owners, and one to Round Valley Mail & More in the Safeway Plaza. She updated the Commission on current code enforcement cases. Ms. Palmer stated that she completed the newly mandated annual report for zoning and housing issues to the State. She also explained that she is about 90% done with the organizing and purging of files in the zoning office, some purgeable files going back as far as 1982. Ms. Palmer also advised that the items the Commission went over in the last meeting (Rules and Regulations, and Town Code items) have been legally reviewed and will be on the November agenda.

- 7. LIAISON REPORT:** Chairwoman Shove stated that the September Council meeting was fairly short. The first reading of the ordinance for Title 6, Animals, and then the majority of the other items were for executive session. She stated that there was a special meeting regarding the award for the RFB for the Public Safety building on Main Street.

- 8. PUBLIC HEARING:** Discussion and possible action to enter into a Public Hearing to take public, and Commission, comments on the following items:
- a. **Ordinance 2024-003:** amending Town Code Section 17.28.070 “Walls and Fences” related to the requirement of Conditional Use Permits.
 - b. **Ordinance 2024-004:** amending Town Code Section 17.28.170 “Travel Trailers and Recreational Vehicles” related to travel trailers or recreational vehicles as guest quarters
 - c. **Rezoning:** application for Parcel #105-15-010H, located south of 262 W. Main St., to rezone approx. 6.4 acres from AR-20, Agricultural Residential to C-1, General Commercial.

Motioned by: Commissioner Lucas; seconded by: Commissioner Contreras to enter into public hearing

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Lucas, Commissioner Contreras

4-0 Passed – Unanimously

- a. Ordinance 2024-003: Chairwoman Shove introduced the item, and explained background. There were no comments for this item.
- b. Ordinance 2024-004: Chairwoman Shove introduced the item, and explained background. There were no comments for this item.
- c. Rezoning: Chairwoman Shove introduced this item.

Ms. Palmer asked to read written correspondence for the record, they are as follows:

Col. Phillip Hanson: strongly objects as it will reduce the value of his property.

Dakota Ericson: stated that he is in strong support of the expansion of the RV park. He has lived in the area for 25 years, and is a homeowner and a landlord. He stated that suitable rentals are hard to find and that more options are needed. He stated that growth and vitality are needed in the town and should be encouraged. He also stated that the town needs more non-age restricted RV parks.

Tom Johnson & Nancy Ellis: wrote that the work remotely and that they were fortunate to stumble upon this RV park when other parks in the area were full. He stated that they have visited friends at other parks in the area and they keep choosing to return to the Gateway RV Park as it is well managed. They are in support of the expansion.

This concludes the submitted written comments.

Chris Hale: stated that she has lived in the area for 41 years, and that she owns rentals. She knows the struggle first-hand of people trying to find housing in our area. She wanted to show support for more living options. She stated that the park is well maintained. She stated that tourism and seasonal visitors will bring economic growth to the area.

Bridget Laney: stated that she is not opposed to RV parks for temporary housing, just thinks this is the wrong location. She stated that the property is in a 50 MPH zone of the highway, and ingress/egress from the property is going to have an impact on traffic. She stated concerns about people traveling and walking along the highway area.

She then asked a question about how this is coming back after the Commission denied it a month or so ago.

Ms. Palmer paused Ms. Laney's time to be able to answer the question. She stated that the applicant had pulled their application, and typically if an applicant pulls the application or the Council denies it, there would be a one-year waiting period to reapply. She furthered that the Town Code states that if significant changes have been made to the application,

taking into consideration the opposition, or reasons for denial, the Town is allowed to waive the one-year waiting period. Ms. Laney asked what the significant changes were. Ms. Palmer responded that the applicant had gone from 12-acres to 6.4 acres, which is a significant change in size, with only 50 more RV spaces. Ms. Laney asked if this was a spot-zone or the whole parcel; Chairwoman Shove stated that the applicant will have to submit a survey. Ms. Laney stated that she had questions about rezoning, citing that she feels that it should be more of an RMH zoning, and concerns about it being in a hazard zone of the airport runway, and the high-density of the area with the RV parks, propane companies, and the airport being near-by. Ms. Palmer explained that those issues would need to be addressed in the building permit application, and that at this point the only application is for the rezoning. A conditional use permit would need to be applied for as well, and the Commission can place extra conditions or restrictions on those as well.

Brianna Laney: stated that she is opposed to the rezone, and that decisions can not only effect now but in the future. She stated that Eagar just approved a 100-space park in the meadow. She stated that all of this will cause more need of the police force, and that we need better roads. She understands that there is not a lot of long-term housing, but she doesn't think RV parks are the solution. She thinks that RV parks are supposed to be for tourism, and the applicant's letter states that they are not permanent trailers but here has been stated that they are for long-term living. She further stated that if people stay a long time that it is a mobile home park. She stated that to rezone a parcel that a legal recorded parcel was needed. Chairwoman Shove stated that there is a solution for that. Ms. Laney continued, stating that single-family homes are for people that live here and want to be a part of the community, and those that live in RV parks have no interest in being part of the community and they can just pull up and leave whenever they want. That they have no interest in growing the community, that's not what they are there for. She wants spaces for single-family homes left for single-family homes.

Kathy Rayner: stated that she was confused, trying to understand that the rezone has to happen then an application for a permit?

Ms. Palmer asks Chairwoman Shove for a minute to explain the process in a rezoning application; Chairwoman Shove grants the request; Ms. Palmer paused the timer. Ms. Palmer states that according to Title 17 of the Town Code, if someone wants to rezone an area, they also have to propose why they would like to rezone. Agricultural zones do not allow for RV parks, therefore the rezone has to be applied for first and then if approved an application for a conditional use permit can be submitted. A conditional use permit would need to be approved before the RV park could go in. Ms. Palmer gave several examples of other areas in town that had been rezoned. Ms. Rayner continued her comment stated that they are against the rezone. They bought their property specifically for the agricultural residential aspect. She stated that they still have the same concerns as the last application regarding sewer, water, and septic issues. Stating that they cannot regulate what people will put in septic systems.

John Rayner: stated that he would like to expand on what Kathy said; Chairwoman Shove stated that when a conditional use permit was applied for that would be explained better. Mr. Rayner stated that certain people do not live in the area and are not impacted by this expansion, to make commercial. He worries that people will continue to push commercial

into residential areas. He stated that they have worked hard to enjoy their property, not to have RVs and commercial intruding on that. He stated that he has concerns on the impact to traffic etc. He also wanted to add that other RV parks in town are not full.

Cory Bigbee: stated that he a head chef in Greer, and he and his family moved here a little over a year ago. He and his family lost their apartment during Covid and took their savings and bought an RV for him, his wife, and their four kids to live in. He said that he does the best he can to provide for his family, and that eventually they sold the small RV and bought a bigger one. He said they are apart of the community, his wife works at the school, and his children attend school here as well. There are lots of families in the same types of situations. He and his family moved to the Gateway RV Park, as it is one of the few options that allow kids, and it has been the best opportunity in the year since while they are trying to save and make ends meet.

Kevin Kadis: stated that he is in support of the expansion, that it is a critical opportunity for our town with the pressing housing crisis. He stated that he and his wife lived in an RV in 2022, and even though they found housing in 2023 it is still very small. He said that RV parks like the Gateway are not filled with the dregs of society, but with people committed to contributing to this town's growth. He believes the expansion will help with the housing crisis in town and strengthen the economy, he hopes the Planning and Zoning Commission see the benefits of expansion.

There were no other speakers.

Motioned by: Commissioner Lucas; seconded by: Commissioner Becker to close the public hearing

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Lucas, Commissioner Contreras

4-0 Passed – Unanimously

OLD BUSINESS

9. Discussion and possible action regarding recommendation to the Town Council to adopt Ordinance 2024-003, amending Town Code Section 17.28.070 "Walls and Fences" related to the requirement of Conditional Use Permits. Chairwoman Shove introduced the item; minimal discussion held regarding legal review being completed.

Motioned by: Commissioner Lucas; seconded by: Commissioner Becker to recommend the Town Council adopt Ordinance 2024-003.

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Lucas, Commissioner Contreras

4-0 Passed – Unanimously

- 10.** Discussion and possible action regarding recommendation to the Town Council to adopt Ordinance 2024-004, amending Town Code Section 17.28.170 "Travel Trailers and Recreational Vehicles" related to travel trailers or recreational vehicles as guest quarters. Chairwoman Shove introduced the item, minimal discussion held.

Motioned by: Commissioner Becker; seconded by: Commissioner Contreras to recommend the Town Council adopt Ordinance 2024-004.

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Lucas, Commissioner Contreras

4-0 Passed – Unanimously

- 11.** Continued discussion and direction to staff regarding clarification of Springerville Municipal Code Title 17:
- a. 17.28.130-Trash Enclosures-Brief discussion held; no changes requested
 - b. 17.28.140-Structures near airplane runway or landing strip-Brief discussion held; no changes requested
 - c. 17.28.150-Performance Standards-Discussion held on noise level and vibrations; Ms. Palmer advised that these seem to be for conditional use permit applications and issues with noise or vibration would be dealt with on a case-by-case basis or according to complaints. No changes requested.

NEW BUSINESS

- 12.** 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 approx. 6.4 acres of the property from its current zoning AR-20, Agricultural Residential (20,000 sq. ft. lots) to C-1, General Commercial. Chairwoman Shove introduces the item. She then further states that it is the PZ Commissions job to make a recommendation to the Council regarding applications; and at this point the item needs to be tabled because a new/updated survey is needed. Chairwoman Shove reminded the Commission that any motion would need to include enough time for the new property survey to be completed. Commissioner Lucas asks the applicant Pete Ruthenbeck if 90 days would be enough; Mr. Ruthenbeck states that it would be. Ms. Palmer reminds the Commission that the Council and Commission do not usually meet in December, and that maybe 6 months would be a better amount of time, and that the survey could be turned in earlier and a meeting and public hearing scheduled from there.

Motioned by: Commissioner Becker; seconded by: Commissioner Lucas to table the item for up to 6 months, or a new survey is submitted.

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Lucas, Commissioner Contreras

4-0 Passed – Unanimously

13. ADJOURNMENT:

Meeting adjourned at 7:09 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 October 8, 2024. I further certify that the meeting was duly called, and a quorum was present.

Dated this ____ day of _____, 20____

Planning & Zoning Administrator