

**TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**August 9, 2022, at 3:00 PM**

**Springerville Town Council Chambers-418 E. Main St., Springerville, AZ 85938**

**Attendees: Commissioner Trinity Raymer, Commissioner Teresa Becker, Commissioner Daniel Torres, Commissioner Christina Gardom, Mischa Larisch Community Development Director.**

1. **CALL MEETING TO ORDER**: Commissioner Teresa Becker called the meeting to order at 3:00 PM.
2. **ROLL CALL**: Community Development Director Mischa Larisch completed a roll call: Vice Chairwoman Terry Shove-Absent, Commissioner Teresa Becker-Present, Commissioner Trinity Raymer-Present, Commissioner Daniel Torres-Present, Commissioner Christina Gardom-Absent (Showed up late) A quorum is present.
3. **PLEDGE OF ALLEGIANCE**: Commissioner Raymer led the Pledge of Allegiance
4. **PUBLIC PARTICIPATION**: No public participation.
5. **ZONING ADMINISTRATORS REPORT**: Director Larisch reported that 1 electrical permit and 1 sign permit had been issued, several inspections were conducted. Director Larisch told the Commission his last with Springerville would be August 11, 2022
6. **CONSENT ITEMS**: June 14, 2022 regular meeting minutes, Commissioner Raymer made a motion to approve, Commissioner Becker seconded; motion passed unanimously 3-0.
7. **LIAISON REPORT**: None.
8. **OLD BUSINESS**: None  
**PUBLIC HEARING**: Public Hearing for Discussion and possible action regarding going into a public hearing to take commission and public comments regarding amending Title 17 (Zoning) of the Town Code in accordance with proposed Ordinance No. 2022-004: AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF SPRINGERVILLE, ARIZONA, AMENDING TITLE 17 (ZONING) OF THE CODE OF SPRINGERVILLE, ARIZONA BY AMENDING CHAPTER 17.28.172 RECREATIONAL VEHICLE PARKS; AMENDING 17.28.180 (MOBILE HOMES OR MANUFACTURED HOMES); AMENDING CHAPTER 17.68 (C-1 ZONE, GENERAL COMMERCIAL). Commissioner Raymer moved to go into public hearing, Commissioner Torres second, passed unanimously. Kay Wilkins spoke against make any changes to 17.28.172. She said that removing the word only would reduce the towns authority when it came to RV parks. She felt it would be better to address RV's in Campgrounds allowed in AR-20 Zones. Kevin Burk also spoke to the same. Director Larisch explained the reason for the word removal was because it did conflict with RV spots being allowed in campgrounds and staff's recommendation was to remove the word only. This would not take authority away from the Town as a conditional use permit is required for both RV parks and campgrounds. There was no public that spoke on the other items listed in the ordinance. Director Larisch explained the mobile manufactured housing was proposed to be changed because currently a mobile as old as 1976 could be placed within the town. On the addition of mini-storage to C-1, he explained mini-storage was only allowed in C-2 but the town does not have any C-2 zoning. He also stated that 2 existing mini-storage were in C-1 and a third was already approved within C-1. Commissioner Raymer moved to resume the regular meeting, Commissioner Becker seconded, passed unanimously 3-0
9. **NEW BUSINESS**: Discussion and possible action for Conditional Use Permit Parcel # 105-21-142 to allow a recreational vehicle to be used on a construction site as a temporary residence for up


to 12 months pursuant to Title 17.28.170 (D). Director Larisch gave background on the application and the applicant. He said staff recommends issuing the CUP for 12 months to allow the owners enough time to complete their build as they leave in the winter and the time frame has to be consecutive. Commissioner Raymer motioned to approve, Commissioner Torres second, passed unanimously 3-0

Discussion and possible action regarding making a recommendation to Council about amending Title 17 (Zoning) of the Town Code in accordance with proposed Ordinance No. 2022-004: AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF SPRINGVILLE, ARIZONA, AMENDING TITLE 17 (ZONING) OF THE CODE OF SPRINGVILLE, ARIZONA BY AMENDING CHAPTER 17.28.172 RECREATIONAL VEHICLE PARKS; AMENDING 17.28.180 (MOBILE HOMES OR MANUFACTURED HOMES); AMENDING CHAPTER 17.68 (C-1 ZONE, GENERAL COMMERCIAL). Commissioner Raymer moved to recommend approval to council as written, Commissioner Torres second, Commissioner Becker spoke against the removal of "only" as she agreed with the public who spoke. Commissioner Becker also said she wished to see the years for mobile manufactured changed from 10 and 15 to 15 and 20. Commissioner Raymer said she would not withdraw or amend her motion. Motion failed 1-3 (Commissioner Gardom arrived). Commissioner Becker then motioned to recommend approval to council with no changes to 17.28.172 and changing the years for 17.28.180 from 10 and 15 to 15 and 20. Motion passed 3-1.

- 10. ADJOURNMENT:** Commissioner Raymer motioned to adjourn the meeting; Commissioner Torres seconded, motioned carried unanimously 3-0, meeting was adjourned at 3:48 PM.

**APPROVAL OF MINUTES:**

  
\_\_\_\_\_  
Vice Chair Terry Shove

  
\_\_\_\_\_  
Date