

TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION

MEETING MINUTES

June 14, 2022, at 3:00 PM

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

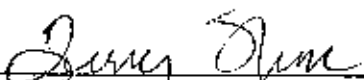
Attendees: Vice Chairwoman-Terry Shove, Commissioner Trinity Raymer, Commissioner Teresa Becker, Mischa Larisch Community Development Director, Town Manager Chris Collopy.

1. **CALL MEETING TO ORDER:** Vice Chairwoman Terry Shove called the meeting to order at 3:02 PM.
2. **ROLL CALL:** Community Development Director Mischa Larisch completed a roll call: Vice Chairwoman Terry Shove-Present, Commissioner Teresa Becker-Present, Commissioner Trinity Raymer-Present A quorum is present.
3. **PLEDGE OF ALLEGIANCE:** Vice Chairwoman Shove led the Pledge of Allegiance
4. **PUBLIC PARTICIPATION:** No public participation.
5. **ZONING ADMINISTRATORS REPORT:** Director Larisch reported that 2 building permits, 2 electrical permits and 2 sign permits had been issued, several inspections were conducted. Director Larisch informed the Commission that he has renewed his CFM and passed the ICC test to become a Certified Building Inspector. Director Larisch also informed the Commission about training conducted on the GPS unit with Altera and Public Works and that Public Works would be starting to gather data to enhance our asset's locations.
6. **CONSENT ITEMS:** May 10, 2022 regular meeting minutes, Commissioner Becker made a motion to approve, Commissioner Raymer seconded; motion passed unanimously 3-0.
7. **LIAISON REPORT:** Vice Chair Shove gave information to Commission from the May 11, 2022 Council Meeting.
8. **OLD BUSINESS:** None
9. **PUBLIC HEARING:** Public Hearing for rezoning a portion of Parcel # 105-15-010H Current Zone AR-20 Agricultural Residential 20,000 sq ft lot to Zone C-1 Commercial. Commissioner Raymer motioned to go into public hearing, Commissioner Becker seconded. Mr. Avery gave background information and handed out information from the Towns General Plan supporting his request. Members of the public were allowed 5 minutes each to speak for or against the request to rezone. Vice Chair Shove reminded the public the request was only for rezoning and had nothing to do with Mr. Avery's desire to extend his RV Park, that would require another process. Chris Coons Spoke in favor of the rezone and offered his assistance answering any questions from the Commission or public. Jeannine Udall spoke in favor of the rezone. She spoke about businesses and needs of the community. She spoke about the many homes including mobile's that could be placed on the AR-20 vs C-1. She also spoke about the animals allowed on AR-20 vs C-1. Terri Bambridge spoke against the rezone. She said they have been staying at Casa Malpais and have made an offer on a property on Becker Lake Road. She said they like the character of the area and want it to stay that way. She spoke about wildlife and Becker Lake. Gary Kiehne Spoke in favor of the rezone. He spoke about owning motels and having to deal with the town. He spoke about supporting a business owner trying to better his property and generating revenue for the community. Kay Wilkins spoke against the rezone. She said the application was not complete since it did not accurately describe the requested

property. She did not think a portion of a parcel could be zoned. She said why does he need to rezone this parcel when there are others already zoned commercial. She said commercial would not fit in the neighborhood. She spoke about the northern portion of Becker Lake Road and increased traffic requiring the town to pave the road. Rick Walker spoke in favor of the rezone. He said he was pro-business. Jeff Hammond spoke in favor of the rezone and wanted to reassure the Commission and public that Mr. Avery has a plan for water and wastewater. Jeff is a licensed operator for water and wastewater. He said he has been an operator at the existing property for a long time and it is much better than it was with the previous owners. He said the existing facility is just being expanded. Not putting in a new facility. Bridget Laney spoke against the rezone. She spoke about traffic on the highway and how it would be increased with more trailers turning causing flow to slow down. She does not like trailer/RV/mobile home parks. She lives beside one and has for many years and says it is not regulated for length of stay. She spoke about what else could be done on commercial. She said the master plan map does not reflect what the plan actually says. Karen Glennon spoke in favor of the rezoning. She said she was concerned at first but is happy with the changes made to keep residential on Becker Lake Road. Mike Campbell spoke in favor of the rezone. He said if the town is eager to bring in illicit (legal) marijuana drug business why are they not willing to work with and help a legal business. He just asked for the town to give Mr. Avery consideration on the rezone. Brianna Laney spoke against the rezone. She just does not like the idea of another RV/campground in the area. She does not believe this is a good look for the community as people drive into town. Jeff from Cowboy Up spoke in favor of the rezone. Spoke about tourism and how the person opposed to an RV park is exactly what brought her here to eventually buy. Deanna Davis spoke in favor of the rezone. She said she was on P&Z for Eagar and they have had several discussions on RV Parks but it is very dependent on the plan and she felt John Avery has a good plan. She spoke about number of vacancies, lac of motel rooms, etc. Director Larisch read a letter from Phil Hanson in opposition of the rezone. Commissioner Becker moved to resume the regular meeting, Commissioner Raymer seconded, passed unanimously 3-0

10. **NEW BUSINESS:** Discussion and possible action for rezoning a portion of Parcel # 105-15-010H Current Zone AR-20 Agricultural Residential 20,000 sq ft lot to Zone C-1 Commercial. Commissioner Becker motioned to recommend approval of the rezone from AR-20 to C-1. Vice Chairwoman Shove seconded. Director Larisch explained why the mention of a portion of Parcel 105-15-010H instead an exact description. He explained that a minor subdivision had been approved but the County has not assigned a parcel number yet and it is unknown how long that will take. Kay Wilkins said there was nothing that specifically described the lot in question. Mr. Avery told the Commission he had it surveyed. It was not just a legal description of what was being asked to be rezoned. Director Larisch went to his office and printed the survey which was submitted with the minor land split. The survey was provided to the Commission and Kay Wilkins. The Commission looked over the survey and had minor discussion prior to taking any action. Passed with a 2-1 vote. Vice Chairwoman Shove and Commissioner Becker yes Commissioner Raymer no. Vice Chairwoman Shove Informed the public this was a recommendation and would be heard again tomorrow night during the Council meeting.
11. **ADJOURNMENT:** Commissioner Raymer motioned to adjourn the meeting; Commissioner Becker seconded, motioned carried unanimously 3-0, meeting was adjourned at 4:06 PM.

APPROVAL OF MINUTES:



Vice Chair Terry Shove

8-17-22
Date