



TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION

TUESDAY, May 14, 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:** Mayor Shelly Reidhead 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; Vice-Chairwoman Trinity Raymer; Commissioner Teresa Becker; Commissioner Brian Hayes

Absent: None

A quorum is present.

Staff Present: Planning and Zoning Director Stormy Palmer; Town Manager Tim Rasmussen

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)).

The following summaries of written correspondences regarding the conditional use permit application on this agenda were read for the record by Ms. Palmer.

William Gleeson: Has concerns about allowing a mobile home park. He explains that the commercial district should stay commercial. Mr. Gleeson states that a "mobile home park will negatively impact the future," and that they eventually "fall into great disrepair." He asks that the Commission please protect our C-1 Commercial properties for future generations.

Pete Gonazales: stated that he wishes that he could attend the meeting. He does not want the mobile home park, stating that "trailers and storage units diminish the value of our home and other surrounding properties."

Melvin Termain (on behalf of Janet Termain): is concerned about "zoning the property residential." She stated that if the application is approved the city should make the applicant have Covenants, Conditions, and Restrictions (CC&Rs) on file and enforce them, with severe consequences for not doing so. They further stated that they would like to have input on the CC&Rs with their suggestions being as follows:

- A) Park must be kept in "Class A Condition" at all times. This should include no trailers over 15-20 years old and all trailers should be constantly maintained without exception.
- B) Must be constant maintenance of the park and trailers with severe enforcement rules for not doing so. These should include no storing items of any kind on porches, around trailers etc. Must be a high quality "maintenance program" that is enforced without exception.
- C) Must be a very specific plan for starting, doing and finishing the construction. We are very concerned of dirt and dust blowing into our property. It is a health hazard and could be a liability if it gets into the customer's storage units and damages their property.
- D) Must be specific requirements for "ongoing repairs and maintenance" for both the trailers and the trailer park
- E) Must be specific plans and requirements for tenants/owners moving in and out of the trailer park with severe consequences that are easily enforceable for the owner and the neighbors if they are not abided by.
- F) Must be specific requirements for noise reduction in the park. No blasting radios, loud music, revving engines, yelling etc. at any time. This would include certain activities that create noise being required to stop by 6pm etc.
- G) Must be plenty of lighting throughout the park, especially along our property line and the back fence/north alleyway.
- H) Concerns about how utilities will be installed. Installing utilities along our property line could be an inconvenience and liability for us. If it creates more liability causing insurance to go up, these increases should be the responsibility of the trailer park owners to their neighbors.
- I) Don't want their trash cans next to our fence. Creates a smell that will devalue our property, in addition to what a trailer park in the area will already devalue the area. Trash cans should be in the middle of the park next to the north alleyway.
- J) May want to consider a 55+ community only which will reduce some of the types of people we do not want in the community.

"All the above should be very easily enforceable with severe consequences to the owners/tenants fo the trailer park by both the neighbors and city so neighbors don't have to file lawsuits to enforce basic rights that are violated by the trailer park owners/tenants/etc. These should include automatic compensation to neighbors for consistent and large one-time clear violations when presented to the city and/or the courts, and/or a judge/arbitrator."

Melvin Termain: Have owned Termain Storage since 1985, we have a vested interest in the Town of Springerville, nearby areas, our neighbors and the local businesses. Along the highway should be kept for business purposes. "Trailer parks devalue all the property around them. The last thing that should go in that location (at the entrance of the town where visitors get a first impression), in one of the poorest towns, in the poorest county in Arizona, is a trailer park. We are all going to get the trouble coming to us if the city allows it." If we want the right kind of people and businesses from other areas nearby, the city needs to be patient and strategic in what type of businesses and housing complexes they allow in, and where they go. Have lived in various areas and been a Commercial Property Real Estate Manager and Consultant. "Trailer parks are not good for a community and a sign it's on its way to the bottom. They always bring in the wrong kinds of people and the consequences that come with it.

Ames Cox: Voiced concerns about allowing the permit. Would like to respectfully request the zoning committee survey the surroundings and consider whether this should remain commercial, this area is prime to allow more businesses to be built and still connected to downtown. Also requested that it be taken into consideration the additional crime that is known to occur in mobile home parks, and the budget that would be required to hire more law enforcement.

Shiree Calvillo-Cox: Has concerns, and before the permit is issued is requesting more information on the following questions/concerns, and requested the item be tabled to allow the property owner and commission to address them.

- Is this a family park or 55+?
- Will the owners be intimately involved with the park?
- What type of people is the park looking to attract?
- What implications will this have on crime, theft and litter?
- Will this have implications on property values?

No further Public Participation

5. CONSENT ITEMS:

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

Motioned by: Vice-Chairwoman Raymer; seconded by: Commissioner Hayes to approve consent item 5A. as presented.

AYE: Chairwoman Shove, Vice Chairwoman Raymer, Commissioner Becker, Commissioner Hayes

4-0 Passed – Unanimously

- 6. ZONING ADMINISTRATORS REPORT:** Ms. Palmer explained to the Commission that she had given them some handouts that are not necessarily for tonight's meeting but she wanted the Commission to be aware. The first is a copy of HB2325, this bill has passed the House and the Senate, and is awaiting the Governor's signature or veto. This bill states that municipalities cannot prohibit the keeping of fowl (chickens) in the backyards of single-family dwellings on a half-acre or less of property. It gives the restrictions that municipalities can impose, such as the

amount of fowl that can be kept etc. Ms. Palmer gave this to the Commission so that in the event it is signed by the Governor, the Commission will need to begin discussion to modify certain residential zoning codes to put the parameters in place before the bill becomes law. Chairwoman Shove asked what is in code now, Ms. Palmer explained that currently chickens are only allowed in agricultural zones. There was a small amount of further discussion on this matter. Ms. Palmer advised the Commission that it should be known by the next meeting if Governor signed the bill.

Ms. Palmer also told the Commission that she also provided them with a copy of the last approved Rules and Regulations for the Planning and Zoning Commission that she was able to find in her research. The approval was from September 2004. These were provided in preparation for next month's work session.

She advised the Commission that several people have come in and picked up conditional use permit applications, but none have returned completed at this time.

Several code enforcement letters have been sent out. She stated that at this time due to busy schedule that code enforcement is being done mainly complaint based, she is hoping in the future to do more active code enforcement. Ms. Palmer explained that she spoke with the Town Attorney regarding the furniture store, and the process to write a letter regarding inspection and going forward to deal with the safety concerns.

For information Ms. Palmer let the Commission know about the change in the 4th of July Parade route, the parade will still start in Eagar, come down South Mountain and then end at Zuni street. The change is due to new state regulations that state highways cannot be completely shut down for parades. She also let them know that letters were sent out last week regarding utility easements in the El Cajon/Hacienda areas of Town. This is due to the fact the Town will be installing radio read water meters. The easements were previously recorded, and the Town needs access to them

7. **LIAISON REPORT:** Chairwoman Shove gave the liaison report; she stated that there was a full meeting, discussion about pickle ball grant, with Kim Holloway volunteering to help with the grant, the location will be the old basketball courts at the park; the pool committee was on the agenda but did not show; the new Town logo was chosen; lots of tourism tax requests; the ADOH agreement was approved along with the Animal Control IGA. Also Council approved sending out the utility easement letter.

OLD BUSINESS

8. Discussion and possible action regarding review and formal revocation of Conditional Use Permit for 63 North D Street (Parcel #105-42-046A) issued on October 15, 2015. Permit was issued to allow the construction of an 11-unit manufactured home complex. Ms. Palmer explained some history regarding the previous CUPs on the property, all being for multi-family housing. She also explained that this is the same property as 64 North D Street on this same agenda; the address was corrected at the request of the current owner so that it would be in line with other street addresses. Ms. Palmer advised the Commission that previous CUPs issued all had time limits to begin development, and that the previous owner had issues with getting manufactured homes to place on the property, partly because of covid, and other supply chain

issues. Chairwoman Shove said the idea was to buy the mobile homes to rent them that was an issue. Town Manager Rasmussen states that the issues were more to do with warranties because the previous owner wanted to rent them. Ms. Palmer concludes with stating that due to changes and CUPs being expired, new owner Mr. Graves, is starting fresh with new application.

Motioned by: Commissioner Becker; seconded by: Vice-Chairwoman Raymer to formally revoke the Conditional Use Permit allowing manufactured home park.

AYE: Chairwoman Shove, Vice Chairwoman Raymer, Commissioner Becker, Commissioner Hayes

4-0 Passed – Unanimously

9. Discussion and possible action regarding review and formal revocation of Conditional Use Permit for 705 East Main Street (Parcel #105-20-008A) issued on December 9, 2010. Permit was issued to allow a preschool to operate on the property. Ms. Palmer explained the location of the building, and that there has not been a business license, or utilities turned on to the property in 10+ years.

Motioned by: Commissioner Becker; seconded by: Vice Chairwoman Raymer to formally revoke the Conditional Use Permit allowing a preschool on the property.

AYE: Chairwoman Shove, Vice Chairwoman Raymer, Commissioner Becker, Commissioner Hayes

4-0 Passed – Unanimously

NEW BUSINESS

10. Discussion and possible action regarding Conditional Use Permit application for 64 North D Street (Parcel #105-42-046A). Applicant is requesting to utilize the property as a mobile home park. The property is zoned C-1, Commercial with MHP Zone, Mobile/Manufactured Home Parks being listed as a possible conditional use. Discussion is as follows: Chairwoman Shove introduced the items and explained that the letters read during Public Participation were in reference to this application. The applicant, Mr. Graves, was invited up to speak; he introduced himself and gave a bit of his background, including that he has owned, managed and consulted on other mobile home parks in the State. His proposal for a mobile home park is allow more affordable housing. He wants to adhere to the zoning, and wants to keep a well-maintained park with green spaces etc. He wants this to be a positive for the local housing market. While he is slated for double-wide mobile homes, he would like to start with single-wides for cost reasons. His intent is to place two mobiles on a year, stating that there is a lot of prep work that needs to be done to the property before he can move any mobile home on to it. Mr. Graves also states that there will be park rules and regulations in place. Chairwoman Shove asks the difference between CC&Rs and Rules and Regulations; Vice-Chair Raymer responds that CC&Rs are mostly

utilized in subdivisions and rules and regulations would be for renters. The Commission asks Mr. Graves to supply a sample of the Rules and Regulations for the next meeting. Chairwoman Shove addresses concerns about mobile home parks looking old, she stated that she has seen some that have been very well maintained. There are brief discussions that follow regarding fencing around the property, tentative rent pricing, and size of mobiles. Ms. Palmer advises the Commission that Town Manager Rasmussen wanted to speak on this matter. Mr. Rasmussen addresses the Commission, and requesting that it be noted for the minutes, that the infrastructure was installed, inspected, and approved for this property previously. He also addresses concerns regarding maintenance and management, citing that the local White Mountain Motel had major issues, but is now doing very well under the new management. Chairwoman Shove questions that previously property was slated for 11 units and is now 14 units, can the infrastructure handle it? Manager Rasmussen stated that yes, the infrastructure can handle it, the units will be individually metered, and two fire hydrants have been installed on the property. Discussion begins to wind down, Ms. Palmer asks the Commission if there is anything besides the rules and regulations that they would like Mr. Graves to provide before the next meeting; Chairwoman Shove asks Mr. Graves about chip-seal or paving and states that she would like that information provided.

Motioned by: Commissioner Becker; seconded by: Commissioner Hayes due to opposition to continue this item to the next meeting and set for a public hearing.

AYE: Chairwoman Shove, Vice Chairwoman Raymer, Commissioner Becker, Commissioner Hayes

4-0 Passed – Unanimously

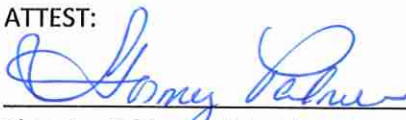
11. ADJOURNMENT:

Meeting adjourned at 6:47 PM



Terry Shove Chairperson

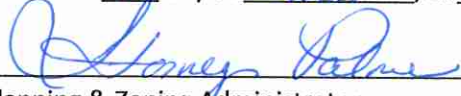
ATTEST:



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 May 14, 2024. I further certify that the meeting was duly called, and a quorum was present.

Dated this 11 day of June, 2024



Planning & Zoning Administrator