



TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION

TUESDAY, JULY 9, 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:** Barry Williams 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; 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)).

None

5. **CONSENT ITEMS:**

- A. Consider approval of the June 11, 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 told the Commission that an appeal had been filed wanting to revoke the conditional use permit allowing a mobile home park at 64 North D Street, it would be on the Council agenda the next week. She also advised them that notices had been sent on the matter and that a public hearing was scheduled. She stated that she has been working on draft ordinances and that she and the Town Clerk were working together to make sure that public hearings would be scheduled where need be for changes. Ms. Palmer updated them on code enforcement, stating that she is checking on progress on letters that have been sent, if the properties are in compliance or working on the issues. She stated that if there is blatant disregard she has spoken with the Town's prosecutor, Brett Rigg, on what the process would be; depending on the violation, most cases would be transferred over to law enforcement. Citations could possibly be issued, a court date given, and the prosecutor would take it from there, where if the property came into compliance it could lead to a possible dismissal. She let them know that she has been keeping an eye on the old Honey Shack building; she would contact the owner at a later date to see where the criminal and insurance investigations are at, as she does not want to impede those. She advised them that no new zoning applications have come in as of this date, Chairwoman Shove states that we could possibly have a work session before the next meeting. Ms. Palmer had nothing further for her report.
7. **LIAISON REPORT:** Chairwoman Shove gave the liaison report; they Council retired Max Sadler from the fire department. She stated was a small agenda. There was talk about the pet ordinance at the Eagar Council meeting, and that Brannon Eagar announced that he and Tim Rasmussen and Chief Merrill were going to revisit the number of household pets allowed. An audience member asked if the limit would be more or less dogs? Chairwoman Shove replies that there probably won't be a number, says it will be mainly complaint based; she adds that you can have five nice dogs with no complaints, and two yappy dogs that cause complaints for noise.
8. **PUBLIC HEARING:** Discussion and possible action to enter into a public hearing to hear public and commission comments on the Rezoning Application for Parcel #105-15-010H, located directly behind 262 West Main Street (Parcel #105-15-009). Applicant is requesting 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 approved the applicant would leave the southern-most two 1 acre lots bordering Becker Lake Road as AR-20, Agricultural Residential.

Motioned by: Commissioner Becker; seconded by Commissioner Hayes to go into a public hearing regarding the Rezoning Application.

AYE: Chairwoman Shove; Commissioner Becker; Commissioner Hayes

3-0 Passed – Unanimously

Bridget Laney: stated that she lives on Becker Lake Road and is very opposed to changing the zoning from AR-20 to C-1, it really has no compatibility with or similarity to the occupancies and the residences in the area, and she thinks that a request to “spot zone” before the split is putting the cart before the horse. She stated that area to rezone should have its own parcel, and that this parcel borders Becker Lake Road, and that is where the entrance to the property is now. She also stated that 12 acres of RVs is not the same density as single-family homes on three acres or more. She stated that the General Plan map is only a suggestion and should not be considered, and that what should be considered by Planning and Zoning is what is out there and the usages. She stated that the only zoning change out there in the last 10 years was Parcel #105-15-004A to AR-20. She said that a new development should have access to the Town water supply, and there is no Town water supply out there. Ms. Laney’s three minutes were up at this time she said she had more and would pass it up and that she also had another letter to give to the Commission.

At this time Ms. Palmer read the following written correspondences:

Phil Hanson, Jr.: Stated he is a major property owner to the east, and he strongly objects as it will decrease his property values and there is no Town water or sewer, and more wells will affect the ground water. He asks that no action be taken.

Col. Phil Hanson: Stated that he is a major property owner to the south, and that he strongly objects, that it will affect his property values. He asks that no action be taken.

Kay Wilkins: wrote and stated that she has concerns, stated that even though this application is for rezoning that the ultimate goal of the applicant is to get the permits to greatly increase mobile homes and RVs to the existing mobile home park at the Gateway. She stated that the request to change the zoning is inappropriate for the area, Becker Lake Road is one of the few consistently large lot housing areas. She stated that this area needs to be preserved for those of us who do not want to live in an area encroached on by commercial and other uses.

Pat & Deb McKenna: stated that they are concerned about increased traffic in the area.

End of written correspondences.

Kathi Rayner: Stated that she lives on Becker Lake Road, and that while she is new to the area, been here about two years, she is opposed to the rezone. She stated that she not familiar with the area but she is familiar with RV parks and she has lived in them before. Her biggest concern is water and septic systems, RV parks have a lot of people coming in to dump black water. She stated that with 100 spaces and people not being able to stay for more than seven days, she has

concerns about ground water contamination. She also has concerns about there being only one entrance and exit, and fire hazards. Her other concern is wanting to keep extra traffic off of Becker Lake Road.

John Rayner: Stated that he agrees with the previous speaker, there is no guarantee that there will not be an exit on to Becker Lake Road. He stated that during the 4th of July, with the parade road closures there were people using the road and going 50 MPH, the speed limit on the road is 15 MPH. He stated that there are lots of wildlife on that road, and that a while back a young girl rolled a vehicle out there, that added traffic would be a huge danger factor. He is also concerned with water and septic issues.

Brianna Laney: Stated that she lives on Becker Lake Road, and she strongly opposes the rezone request, and she also opposed it in June 2022. She said that the application states that only two properties in the area are AR-20, and the rest are C-1, Commercial, and that is incorrect, and that the map on page five presents misleading information and should be corrected. She said that 270 W. Main St., is partially C-1, and partially AR-20. She said the General Plan says to conveniently provide commercial areas that do not intrude upon residential areas, and that this will intrude on quite a few residential areas. These areas should not be impacted by the additional noise, dust, and lighting; a 145-space park will guarantee lights and dust. She is concerned about only having one entrance/exit for 145 spaces. She stated the General Plan says to prohibit mobile homes outside of planned mobile home parks. She understands this application is for rezoning, but the plan is to develop a 12-acre RV park. She stated that the letter says that the park will have larger RV spaces than the other parks in town, but what stops them from adding more RV spaces?

Kerry Nedrow: stated that he has lived in area for 30-years, and before that was in Alpine for 16 years. He lives in the area and walks along Becker Lake Road and the River Walk, and he just doesn't want to see trailers in an area that was previously designated for parks and open spaces which was shown to them when Avery previously presented the project. He stated that the land use map doesn't have it, but the area was specifically designated for parks and open spaces. He stated that he has to admit that Springerville doesn't have the most desirable scenic scenery, he does enjoy it though, and he does not want to see a trailer park. He also has concerns about the water and sewer; he doesn't know but thinks that water (usage) can affect the whole agriculture, not just the ones near-by. He states that it is all the same aquifer, and that it can affect everyone. He states he doesn't know how much water per household these trailers will use. He stated that they have asked for a water study to be done years ago. He also stated that as far as a sewer system, the letter stated that the water table is 7-14' below, and there is no way a normal septic system will pass to have leech fields near that, making him concerned about contamination. He wanted to add that he is opposed to the application and is not against the applicant.

Kay Dyson: stated that the General Plan is due to be redone. She read from sections of the General Plan, stating that the Little Colorado River area is subject to periodic flooding and that development of the area should be limited. She stated that she is speaking against the zoning change, not that she is opposed to RV parks or the people that live there, she just doesn't think that this area will work. She referred to the map, and the green colored areas where there is residential, is where we live and it needs to remain residential.

Chairwoman Shove asks if there are any other speakers, none came forward.

Motioned by: Commissioner Becker seconded by Commissioner Hayes to close public hearing regarding the rezoning application.

AYE: Chairwoman Shove; Commissioner Becker; Commissioner Hayes

3-0 Passed

OLD BUSINESS

9. None

NEW BUSINESS

10. Discussion and possible action regarding Conditional Use Permit application for 316 East Becker Lake Road (Parcel #105-15-011D). Applicant is requesting to allow three Connex box/shipping containers on the property for storage during construction, with the possibility of turning them into a barn/garage structure eventually. Chairwoman Shove introduces the item. The applicant, Garret Husted, speaks to the Commission about his plan to build his home and use the containers for storage, and possibly turn the containers into a barn after.

Motioned by: Commissioner Becker; seconded by: Commissioner Hayes to approve the conditional use permit to allow up to 3 Connex boxes/shipping containers for storage on the property with the possibility to turn them into an eventual structure.

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Hayes

3-0 Passed – Unanimously

11. 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. Chairwoman Shove introduces the item and invites the applicant, Pete Ruthenbeck, up to speak. Mr. Ruthenbeck introduces himself as one of the owners of The Gateway, and that they have owned it for about two years. He states that one of the things they would like to do is develop the property/business further. He goes on to state he would like to address the four basic concerns he's heard about developing the property. The first being ingress and egress onto Becker Lake Road, and having commercial property about Becker Lake Road; he responds to this concern stating that he and his partner decided to plan so

that there would be no ingress or egress on that road, that they are blocking two of the 14 acres off specifically, and those two acres would not need to be rezoned. He stated that if the rezone is approved, he would still need to apply and be approved for a conditional use permit to develop an RV park. Mr. Ruthenbeck stated that it would be fully in the authorization of the board (Commission) to dictate what can be done in a conditional use permit; they could prohibit ingress/egress on Becker Lake Road. He stated there would be no commercial activity on Becker Lake Road, and hoped that would help alleviate some of the concerns. He stated that another concern has been ingress/egress at the front of the property (Highway 60), he explains that he's not sure how much time people have spent in RV parks, but usually even in parks with 100-140 spaces, the comings and goings are not usually more than ten a day. He furthers that RVers usually stay multiple days, weeks, or even months at a time. He stated that a conditional use permit could require a second ingress/egress point if needed. Another issue he heard concerns about was water and sewage; ADEQ requires extensive testing on water, and he spent a significant amount getting community well certification for the park. He also stated he hired a geologist who is very familiar with the area, and very familiar with water and aquifers; the geologist stated with the amount of usage in the park's well the impact on other wells is very unlikely. He stated that the ground water is flowing at 8-20' below, and that is on top of one of the biggest aquifers in the State of Arizona. Chairwoman Shove asked about sewer; Mr. Ruthenbeck stated that it is also heavily regulated by ADEQ, and he has had a septic expert design a system, having taken multiple borings from the property, stating that systems would be located where they should be according to all that data would be approved by ADEQ. Ms. Palmer asks for clarification, some comments mentioned mobile homes, will it only be RVs, no mobile homes or park models; Mr. Ruthenbeck confirms just RVs, no mobile homes. Chairwoman Shove states Springerville Town Code has requirements of no mobile homes over ten years old, will there be similar regulations; Mr. Ruthenbeck states yes, there will be, says 2004 or newer is their current regulation, exceptions can be made with pictures as proof of condition, that it is in tip top shape. Commissioner Becker asks how many spaces the current park has; Mr. Ruthenbeck states 35. Commissioner Becker asks how many acres the current park is; Mr. Ruthenbeck states the whole property is 3.8 acres, that includes current park and the restaurant/bar, and gas station, he is unsure of the exact size of just the park itself. Commissioner Becker states that the current park is pretty tightly packed; Mr. Ruthenbeck agrees, stating it is much closer than what the new expansion would be. Commissioner Becker asks about maintenance/upkeep, as she drove through and it's not currently weed eaten; Mr. Ruthenbeck responds that they currently have a yard man that comes once a month, and a manager that does spot maintenance if need be, the plan with the expansion would be a full-time person or people to maintain the larger park. Chairwoman Shove asks where on the map the well is; Mr. Ruthenbeck comes up to the desk and shows Commission where the well, septic, and RVs will be placed on the property. Chairwoman Shove says that depending on the type of septic system there is usually a required 100-foot distance between the system and the well; Mr. Ruthenbeck says there are 150-feet between them. Chairwoman Shove asks for clarification on how many spaces, in one place it says 90-110, the map says 65; Mr. Ruthenbeck stated that the map is an example that the Averages had drawn up, it doesn't have the final layout, they are waiting to see if rezone is approved before putting those plans together. Ms. Palmer states that if rezone were to be approved, the conditional use permit application would have to comply

with current town code on RV parks, as well as building permits. She also clarifies with Mr. Ruthenbeck that development of the park was going to be done in stages; Mr. Ruthenbeck confirms, stating that they would probably develop a third at a time, or per year. He continued explaining that compared with other parks in the area the density would be less, with more open space for each individual RV. Chairwoman Shove stated that she did some calculations, and with the well producing 38 gallons per-minute, it would produce about 54,000 gallons per-day, and the standard RV uses about 75 gallons per-day, that would not include any water usage for a laundromat if he has one. Ms. Palmer states that she has some calculations on the average usage of RV parks in the area if the Commission would like to hear it; Chairwoman Shove states to go ahead. Ms. Palmer states that she looked at the three RV only parks in town, and did an average on usage, in January the average was 11,000 gallons, and June the average was 33,000 gallons. For perspective Ms. Palmer stated that the motels in town averaged 55,000-85,000 gallons in the month, and June was 75,000-196,000, local restaurants January 30,000-50,000 and June is about 100,000. Commissioner Hayes asks for time frame of building; Mr. Ruthenbeck says with all approvals received by fall, would like to start infrastructure in spring, and the first 25% to the third done by summer, completing a third each year. Chairwoman Shove asks Ms. Palmer for clarification on if the Commission has to put forward a recommendation tonight or if they could continue, she doesn't think she's ready to make a decision and knows that public hearing has been scheduled for Council meeting next week. Ms. Palmer replies that the Commission can continue if they would like, the public hearing for the Council would just be rescheduled for the next month, the reason that the hearings/meetings were scheduled at once was so that if a decision was made the applicant wouldn't have to wait longer for it to go to Council. She also let the Commission know that the Council also has the same authority, to approve, deny, continue or send back to the Commission for further information, and public hearings would be scheduled as needed. Brief discussion is held regarding continuing. Commissioner Becker asks last question regarding if the Commission can recommend that only part of the property be rezoned, for example 7 acres instead of 12; Ms. Palmer stated that the Commission can make the recommendations as they see fit, it would be up to the applicant if they accept the recommendation, and Council for final approval or denial. The applicant would also have the option of withdrawing their application.

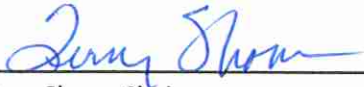
Motioned by: Commissioner Becker; seconded by: Commissioner Hayes to continue this item to the next meeting, August 13, 2024

AYE: Chairwoman Shove, Commissioner Becker, Commissioner Hayes

3-0 Passed – Unanimously

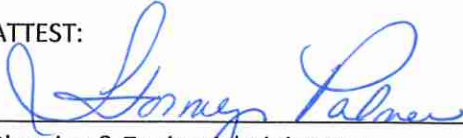
12. ADJOURNMENT:

Meeting adjourned at 6:58 PM



Terry Shove Chairperson

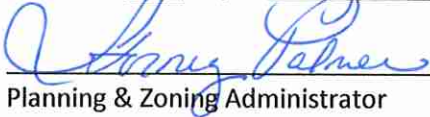
ATTEST:



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 July 9, 2024. I further certify that the meeting was duly called, and a quorum was present.

Dated this 18 day of August, 2024



Planning & Zoning Administrator