



## 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 TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Members of the Planning and Zoning Commission or Legal Council that are unable to be present in person at a scheduled meeting may participate in the meeting by telephone.
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 as per (A.R.S.§38-431.02(H).)
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 Commission work session meeting minutes.
  - c. Consider approval of the September 10, 2024, Planning and Zoning Commission regular meeting minutes.
6. **ZONING ADMINISTRATOR'S REPORT:** Summary reports will be made as necessary. No action will be taken on any matters mentioned unless listed on the agenda.
7. **LIAISON REPORT**

8. **PUBLIC HEARING:** Discussion and possible action to enter into a Public Hearing to take public, and Commission, comments regarding 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.

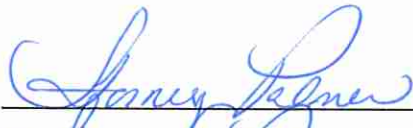
**OLD BUSINESS**

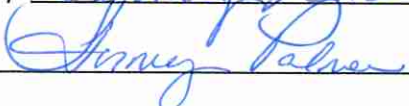
9. Discussion and possible action regarding recommendation to the Town Council to adopt Ordinance 2024-003, amending Town Code Section 17.28.070 "Walls and Fences" related to the requirement of Conditional Use Permits.
10. Discussion and possible action regarding recommendation to the Town Council to adopt Ordinance 2024-003, amending Town Code Section 17.28.170 "Travel Trailers and Recreational Vehicles" related to travel trailers or recreational vehicles as guest quarters.
11. Continued discussion and direction to staff regarding clarification of Springerville Municipal Town Code Title 17:
- a. 17.28.130-Trash Enclosures
  - b. 17.28.140-Structures near airplane runway or landing strip
  - c. 17.28.150-Performance Standards

**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. If the application is approved, the applicant's intent is to split the parcel into two (2) individual lots; the southern-most 7.6 acres, that border Becker Lake Road, would remain AR-20, Agricultural Residential.

13. **ADJOURNMENT**

Submitted by: 

Posted by: 

Members of the public who wish to provide written comments can submit their comments either by emailing the Planning and Zoning Director Stormy Palmer [spalmer@springervilleaz.gov](mailto:spalmer@springervilleaz.gov) or mail to/drop off at 418 E. Main Street, Springerville, AZ 85938. Please note that all comments must be submitted by 12:00 p.m. on the day of the meeting.

Americans with Disabilities Act (A.D.A): The Town of Springerville intends to comply with the A.D.A. If you are in need of special accommodations to participate in this town meeting, please contact Town Hall at (928)333-2656 forty-eight (48) hours prior to the meeting to make necessary arrangements.