

**Springerville Planning & Zoning Commission**  
**Meeting Minutes**  
**June 19, 2018**

Present: Christine Harper, Chairman  
Terry Shove, Vice Chair  
Brian Carpenter, Commissioner

Staff: Christine Chiesl, Zoning Administrator

Public: None

**1. CALL MEETING TO ORDER**

Chairman Harper called the regular P/Z meeting to order at 5:36 pm

**2. MINUTES 5/9/18**

Minutes were reviewed and no discussion.

Vice Chair Shove made a motion to approve minutes. Commissioner Carpenter 2<sup>nd</sup>. Passed 3-0.

**3. ZONING ADMINISTRATOR REPORT**

Ms. Chiesl gave a report on activities for the past month.

Ms. Chiesl noted that there wasn't much activity last month. She discussed the guidelines of a Conditional Use Permit and informed the Commission that we may have a CUP on the next agenda. We will discuss the parameters of what a CUP consists of at the next month's workshop for the new Board members.

**4. LIAISON REPORT**

None was presented as Commissioner Burk was not present.

**5. TINY HOUSES**

Continued discussion on what a Tiny house is and creating an ordinance to allow them. Discussion on how sea cargo containers could be used as a tiny house and the potential that they could lower the comprehensive value on real estate. Continued review on what is being adopted in Coconino County, Eagar and Apache County. Further discussion will be required before an ordinance is presented to Council. Ms. Chiesl discussed the possibility to have sea cargo containers approved thru a conditional Use Permit.

**6. REVIEW CHAPTER 17.29.100.2**

Ms. Chiesl noted that the Title 17 chapter on Small Animals was reviewed in 2015 by the PZ commissioners regarding keeping of chickens in Residential areas. There was discussion by the Commissioners as to what setbacks should be imposed to house chickens. It was discussed that no more than 5 hens in non-agricultural areas could be permitted and no roosters if kept in confined areas. Additionally, they shall not cause a nuisance (defined as, but not limited to, excessive noise, offensive odor, excessive flies, dust or animal waste). Further discussion will be held before an ordinance is prepared for review.

7. OTHER

**OLD BUSINESS**

8. NONE

9. ADJOURNMENT – 6:51 pm

Commissioner Carpenter moved to adjourn. Vice Chairman Shove seconded. Passed 3-0.

Approved Minutes:



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Chairman Harper

8/8/18

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Date