

Springerville Planning & Zoning Commission
Minutes
May 14, 2019

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4-0

- Present: Terry Shove, Chair
Brian Carpenter, Vice Chair
Christine Harper, Commissioner
Kevin Burk, Commissioner
- Staff: Christine Chiesl, Zoning Administrator
- Public: Joe Jarvis, Town Manager
Phyllis Colter
Sandra Grandberry
Shelly Reidhead
Debbie Williams
Will Sands
Nancy Golightly

1. CALL MEETING TO ORDER

Chairwoman Shove called the meeting to order at 5:30 pm

PUBLIC PARTICIPATION

Shelly Reidhead: She noted that she was there to support Will Sands. He has brought the property up to code. He's working hard to be more economic development friendly, be self-reliant in selling organic local produce and to better our community.

Nancy Golightly: She noted that she is very much against a community garden in that area. The Town only has 9.8% private property and she does not feel that it is right to use part of that for a commercial endeavor. She noted that this is one of the most beautiful, historic areas in our Town. She noted that she is shocked that every home in that area has got the weeds down. This property has weeds, has a fence held up with metal fence posts. She noted that she was very concerned about the Radon in the water in the town and that Mr. Sands would be using this to water the plants.

Sandra Grandberry: She noted that her mom (Phyllis Colter) asked her to speak for her. Ms. Colter is against the project. They have no objection to that kind of project 'going on' but because this is residential project they have a couple of concerns. They were informed that this was a Conditional Use Permit, but that there is a Zoning sign on his garage door. She noted that they were informed that it would be treated as a commercial property and they don't want the residential area to become commercial. She further noted that she did not want a chain link fence as the existing wooden fence is not see thru and they would be looking at his yard and his greenhouses and compost pile.

Debbie Williams: She has lived by the Springerville Park since 1975 and noted that this used to be a beautiful neighborhood and says that it is now trashy. She is pleased to see someone come in and clean up the property. She would like to encourage this. He's not hurting anything – it's just a greenhouse. The traffic won't be like Safeway or Bashas. She wants to encourage this and feels it is positive and the neighborhoods need to be cleaned up. She noted that years ago she and her husband had to go thru the CUP process as they wanted to do a business out of their home (small business repair). There was no impact on the community. She noted that Mr. Sands has already cleaned up his part of the

neighborhood. The dead trees are gone, the weeds are gone. She said that she feels that everyone should encourage the cleanup of the neighborhoods.

Chairman Shove asked for additional comments. There were none. She closed the Public Participation portion of the meeting.

Chairman Shove entertained a motion to move Agenda Item #5 to the first item for the meeting. Vice Chairman Carpenter moved to make Agenda Item #5 to be the first item on the Agenda. Commissioner Harper 2nd. Chairman asked for discussion. There was none. Passed 4-0.

2. **MINUTES**

Chairman asked if the Commissioner had the chance to review the minutes for February 12, 2019 and April 23, 2019. She asked for a motion to approve the minutes. Commissioner Burk made a motion to approve the minutes. Vice Chairman Carpenter 2nd. Passed 4-0.

3. **ZONING ADMINISTRATOR'S REPORT**

Ms. Chiesl gave an overview of her staff report.

4. **LIAISON REPORT:**

Commissioner Burk noted that he had not attended the last Council meeting.

NEW BUSINESS

5. **CONDITIONAL USE PERMIT: W SANDS – 458 E HUALAPAI 106-21-009**

Ms. Chiesl outlined the Conditional Use Permit application for Mr. Sands. She addressed previous questions in the public participation portion. She noted that the Zoning Notice on Mr. Sands' garage is a standard form used by the Planning Department for the Town to Notice any action that was being considered. It did not signify a request for zoning change. She noted that they were not considering changing the zoning – just the 'use' of the property and that the Commission reviewed the request for a Conditional Use Permit to review the ramifications of how it would affect the property, it's zoning, the traffic, to make sure that it would meet all the Town's ordinances and codes. There was a question about the odor that the compost may give off. The Colter's noted that they did not want to smell the compost from their yard. Mr. Sands noted that the compost would be in the SE corner of his property and not close to their yard. Further that the compost would be treated ensuring that the carbon/nitrate levels are correct and there would be no smell and that it would be sufficiently covered. Vice Chairman Carpenter asked about the propagation method. Mr. Sands noted that he uses hoop tunnel small growing areas that would be under the 3' fence line and that will suffice for the smaller crops; but he needs the greenhouses to grow vegetables year round. Vice Chairman Carpenter asked about the noise levels. Mr. Sands replied that the noise levels would be minimum and no louder than a rototiller and he uses mainly hand tools. Vice Chairman Carpenter asked about sales. Mr. Sands said he would sell locally to the community and to restaurants and confirmed that there would not be a lot of traffic or noise. Mr. Sands noted that he had talked with several restaurants about purchasing his vegetables and he was just waiting on his State Certification. Vice Chairman said that if they could agree to the fencing that this would be a viable opportunity for the neighborhood. Chairman Shove said that she feels that if a did not want to look at their neighbor's yard, that it would be their job to put up their own privacy fence. Mr. Sands said that he is willing to work with all the neighbors. Commissioner Harper moved to approved the conditional use permit application. Vice Chairman Carpenter 2nd. Chairman Shove asked for

discussion. There was a discussion on the water quality. Town Manager Jarvis noted that that should be a separate discussion from the issue at hand. Chairman Shove asked for a vote. Passed 4-0.

OLD BUSINESS

6. **NONE**

7. **ADJOURNMENT: 6:20 pm**

Chairman Shove asked for a motion to adjourn. Vice Chairman Carpenter made a motion, Commissioner Burk 2nd. Passed 4-0

Approved Minutes:

Chairman Shove

Date