

Springerville Planning & Zoning Commission
Meeting Minutes
August 8, 2018

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

Staff: Christine Chiesl, Zoning Administrator

Public: Jody Emerald

1. **CALL MEETING TO ORDER**

Chairman Harper called the regular P/Z meeting to order at 5:45 pm

2. **MINUTES 6/19/18**

Minutes were reviewed and no discussion.

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

3. **ZONING ADMINISTRATOR REPORT**

Ms. Chiesl gave a report on activities for the past month. Talked about building permit and new recycling business. Couple new vendors for heritage market.

4. **LIAISON REPORT**

None was presented - no Council meeting.

NEW BUSINESS

5. **CUP: Kathryn Tucker, 123 Becker Lake Rd, Parcel 105-18-015D**

Ms. Chiesl gave an overview on the Conditional Use Application presented for 123 Becker Lake Road for a second dwelling to be used as a two bedroom rental. The property is currently zoned as R1-20 (Single Family, residential.) The new owner was requested to obtain a CUP to use the current 2 bedroom apartment as an additional dwelling for either guests or income producing. The property was sold early in 2018 with the understanding that the second dwelling (originally built as a storage unit, then converted into an apartment – no record of this structure being converted into a second dwelling in the file) which could be used as a income/rental unit. Upon review of the property's files, it was further noted that a Conditional Use Permit had never been issued to allow this property to either use this building as a second dwelling or as a rental apartment. Ms. Chiesl noted that letters had been sent out to all property owners within 300' of the parcel's boundaries and only received one comment from Mr. Groom.

He requested that the 'dirt road' (not identified as a verifiable ingress/egress) that bordered several parcels surrounding Ms. Tucker's – not be used as an ingress/egress by any renter that may be utilizing this second dwelling as it created a nuisance in the past. The Commissioners so noted that ingress/egress for the 'rental apartment' be solely off of Becker Lake Road.

A motion to pass the Conditional Use Permit was made by Vice Chairman Shove, Commissioner Carpenter seconded. Passed 3-1 with Commissioner Burk opposing.

Ms. Chiesl asked that Ms. Tucker contact T. Rasmussen and M. Sadler to inspect the property and issue a Certificate of Occupancy.

6. **OTHER**

OLD BUSINESS

7. **TINY HOUSES ORDINANCE**

A draft ordinance for Tiny Houses was reviewed and discussed. Commissioner Carpenter asked if we needed to include School buses in the ordinances that could be used as a Tiny House. Ms. Chiesl noted that this ordinance would be a broad spectrum and that if someone came to the Commission with needs not addressed in the ordinance (such as a School Bus) that it could be considered under a Conditional Use Permit. Vice Chairman Shove made a motion to accept the Tiny House Ordinance. No 2nd, motion died.

Chairman Harper opened it back up for further discussion. Commissioner Burk noted that he would like to add fall protection when utilizing a ladder or lapier that access loft areas in E 5. There was no further discussion. Vice Chairman Shove made a motion to accept the changes in E5. Commissioner Carpenter 2nd. Chairman Harper asked for a motion to accept Ordinance with changes. Vice Chairman Shove motioned. Commissioner Carpenter 2nd. Passed 3-1. Commissioner Burk opposing.

8. **ADJOURNMENT – 6:42 pm**

Vice Chairman Shove moved to adjourn. Commissioner Carpenter seconded. Passed 4-0.

Approved Minutes:

Jerry Shove
Chairman Harper
V-Chairman

9-11-18
Date