

**TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**August 10, 2021, at 3:00 PM**

**Springerville Town Council Chambers-418 E. Main St., Springerville, AZ 85938**

**Attendees: Chairman-Don Scott, Vice Chairwoman-Terry Shove, Commissioner-Teresa Becker, Commissioner-Trinity Raymer, Commissioner-Will Sands, Tim Rasmussen-Interim Community Development Director/Zoning Administrator, Stormy Palmer-Administrative Assistant**

1. **CALL MEETING TO ORDER:** Chairman Don Scott called the meeting to order at 3:01 PM.
2. **ROLL CALL:** Administrative Assistant Stormy Palmer completed a roll call: Chairman Don Scott-Present, Vice Chairwoman Terry Shove-Present, Commissioner Theresa Becker-Present, Commissioner Trinity Raymer-Present, Commissioner Will Sands-Present. Please note that Commissioner Sands, not being officially sworn in at the time of the meeting, participated in discussions but did not vote on any matters decided on in this meeting.  
A quorum is present.
3. **PUBLIC PARTICIPATION:** Ms. Wendy Chavez spoke regarding the Conditional Use Permit application for 247 West Main Street. Ms. Chavez is in favor of allowing it, but did have a question regarding if she decides to put a similar business on her property that is near the property in question if it would be allowed. Chairman Scott responded, stating that as far as the Commission knew it would be allowed. Ms. Janella Orona spoke regarding her property and receiving notice about possibly having to move her lot. Administrative Assistant Stormy Palmer responded to Ms. Orona, clarifying that the notice was to let her know about possible changes to the properties near her, not to her property specifically. Ms. Debbie Padilla spoke on behalf of her daughter Alex Padilla, with similar questions as Ms. Orona. Chairman Scott responded letting her know that the letter was to notify her of possible changes to properties around her, and not her property.
4. **PUBLIC HEARING:** Vice Chairwoman Shove motioned that the Commission go into a Public Hearing regarding items 4a-4g; Commissioner Becker seconded. Chairman Scott called for the vote; motion was approved unanimously, 4-0. Public Hearing was conducted as follows:
  - a. **Subdividing Becker Lake Road (Parcels #105-15-017C and 105-15-017D):** Steve Brown, the applicant introduced himself, and asked if this is actually a subdivision application or a lot line adjustment. Mr. Rasmussen responded, stating that this actually fits the description of a subdivision, being that when completed there will be a total of four separate parcels. Mr. Rasmussen also added that Mr. Brown has given the Town access to easements for future developments of utilities (water/sewer). He also noted that the building permit issued to Mr. Brown for the area will still be in compliance should the subdivision application not be approved. Ms. Bridgette Laney expressed concerns with the increase in traffic, dust, and possible accidents on the road. She questioned if the Town has any future plans to alleviate those issues. Mr. Rasmussen responded, stating that the Town does have plans to continue the yellow AB that was started several years ago, but that there are no plans to pave the road at this time. There were no further comments or questions on this item.

- b. Application to Rezone 364 North Becker Lake Road to AR-20 Agricultural Residential:** Ms. Shelly Reidhead spoke on behalf of the applicant, Martha Sharp, who was unable to attend the meeting. Ms. Reidhead stated that Ms. Sharp's property is the only one in the area that is not zoned AR-20, and that Ms. Sharp is wanting the change as she is trying to sell the property. Ms. Reidhead also stated that Ms. Sharp is available for calls if the Commission has any questions. Ms. Brianna Laney spoke, she had questions on why Ms. Sharp is requesting the change if she is wanting to sell the property. Ms. Laney also questioned how many horses would be allowed on the property. Mr. Rasmussen responded, stating with the size of the property up to 5 horses could be allowed. Ms. Laney has concerns about the smell from the horses coming on to her property. At the request of the Zoning Administrator, Admin Assistant Stormy Palmer read aloud Martha Sharp's letter of intent; the letter advised that the property is the only one in the area over one acre that is not zoned AR-20. Ms. Bridgette Laney spoke, stating that she disagrees with that statement, to her knowledge her property as well as others are not zoned AR-20. The Commission and Ms. Laney looked at and discussed the zoning maps of the area. In conclusion Ms. Laney reiterated her disagreement with the zoning change, stating that there are issues that come along with horse properties including smell, as well as rodents.
- c. Application to Re-Align Parcels #105-22-016, 105-22-017A, 105-22-017C, and 105-22-017E:** Mr. Rasmussen stated that it came to his attention after the agenda was complete, that the General Plan adopted by the Town does include making the parcels in the corridor where Mr. Brown's parcels are C1-Commercial. Mr. Steve Brown, the applicant spoke, stating that the re-alignment would allow for the parcels to fit in that corridor. Mr. Brown also showed photos of previous commercial developments that he has completed. The photos are not necessarily what he has planned for the area, just more to show the Commission and the public his experience in the field. Ms. Debbie Padilla spoke again, wanting to know possible future plans. Vice Chairwoman Shove, replied to Ms. Padilla, stating that exact future plans are unknown as this time and that the hearing was to determine rezoning the property, and Mr. Brown would need to comply with zoning as well as building requirements for the town. Ms. Padilla stated that she is just concerned that because when empty lots become populated it can bring trash, etc.
- d. Application to Rezone Parcel #105-22-016 to C1-Commercial:** No further comments or questions from the Commission or public.
- e. Application to Rezone Parcel #105-22-017C to C1-Commercial:** No further comments or questions from the Commission or public.
- f. Conditional Use Permit Application for 247 W. Main Street to utilize property for rental RV park:** Mr. Kerry Nedrow inquired that if application was approved if applicant would have to adhere to the MHP zoning standards. Mr. Rasmussen stated that yes, they would have to adhere to Town and building codes. Mr. Ronnie Walker had questions regarding size of RV park and if he as a nearby property owner would be able to put a similar business on his property in the future. Chairman Don Scott advised that he could put a similar business on his property if he wished and followed along with the processes in place at the time of his application.

- g. Application for Lot Split at 702 S. Voigt:** Mr. Rasmussen explained that this matter does not need to actually come before the Commission for review and does not require Town Council approval, it was on the agenda so that the public knows what is going on.

Chairman Scott inquired if there was any further discussion on the items for Public Hearing, no other speakers came forward. Vice Chairwoman Shove motioned to close the Public Hearing and return to Public Meeting, Commissioner Becker seconded; Chairman Scott called for the vote, motion passed unanimously, 4-0. The Public Hearing portion was closed and the regular Public Meeting reopened.

- 5. ZONING ADMINISTRATORS REPORT:** Mr. Rasmussen gave some information on future meeting dates, stating that the first public hearing on the possible changes to the marijuana ordinance will be on August 24, 2021, at 6:00 PM. He also stated that a Conditional Use Permit Application was received regarding a dispensary going in at 279 S. Mountain Ave., also known as the old Taco Bell building. The first hearing on the Conditional Use Permit application will be on September 14, 2021, at 6:00 PM. Vice Chairwoman Shove questioned what would happen if the proposed marijuana ordinance does not pass. Mr. Rasmussen stated that he had spoken with the Town Attorney, and that the Town could not be more restrictive in what the State allows, and that since the Town has a current medical marijuana ordinance in effect that the application would need to be acted upon in the required 30-day time period. He also stated that it is anticipated that the Conditional Use Permit would also require two public hearings to address questions and concerns before the Commission could make a recommendation to the Council. He also stated that it would be up to the Commission whether their recommendation is to pass the proposed marijuana ordinance or not, with the final decision still being up to the Town Council.
- 6. CONSENT ITEM:** Vice Chairwoman Shove motioned to approve consent items a) regular meeting minutes from June 29, 2021, Commissioner Becker seconded. Chairman Scott called for the vote; motion passed unanimously, 4-0.
- 7. LIAISON REPORT:** Vice Chairwoman Shove stated that she was unable to attend the last council meeting, she asked Councilwoman Shelly Reidhead who was in attendance to summarize the meeting. Ms. Reidhead stated that there were no notable items handled at the previous meeting.

#### **OLD BUSINESS**

- 8.** Vice Chairwoman Shove motioned to approved the Subdivision Application for North Becker Lake Road (Parcels #105-15-017C and 105-15-017D), Chairman Scott seconded. Discussion was held. Commissioner Raymer and Commissioner Becker recused themselves from the vote. Chairman Scott called for the vote, motion passed unanimously, 2-0. This item will be submitted to the Town Council for final decision.

#### **NEW BUSINESS**

- 9.** Brief discussion was held regarding the Application to Rezone 364 North Becker Lake Road (Parcel #105-15-004A) from its current zone of R1-7, Single Family Residential to AR-20, Agricultural Residential. Due to appeals during the Public Hearing portion of this meeting the Commission noted that a second Public Hearing was required. Vice Chairwoman Shove motioned to continue; Commissioner Becker seconded. Chairman Scott called for the vote; motion passed unanimously, 4-0.

10. Discussion item only regarding re-alignment of Parcels #105-22-016, 105-22-017A, 105-22-017C, and 105-22-017E. Mr. Rasmussen advised that this item does not need Commission approval, and that per Town Code can be approved by the Community Development Director.
11. Commissioner Becker motioned to approve the Rezoning Application for Parcel #105-22-016, from its current zoning of MF-7, Single/Multi Family Residential to C-1, Commercial; Vice Chairwoman Shove seconded. Discussion was held. Commissioner Raymer recused herself from the vote. Chairman Scott called for the vote; motion passed unanimously, 3-0. The Commission's recommendation will be submitted to the Town Council for final decision.
12. Vice Chairwoman Shove motioned to approve the Rezoning Application for Parcel #105-22-017C, from its current zoning of MF-7, Single/Multi Family Residential to C-1, Commercial; Commissioner Becker seconded. Discussion was held. Commissioner Raymer recused herself from the vote. Chairman Scott called for the vote; motion passed unanimously, 3-0. The Commission's recommendation will be submitted to the Town Council for final decision.
13. Commissioner Becker motioned to approve the Conditional Use Permit Application for 247 West Main Street, to allow the properties to be utilized as a rental RV park; Vice Chairwoman Shove seconded. Discussion was held. Commissioner Raymer recused herself from the vote. Chairman Scott called for the vote; motion passed unanimously, 3-0.
14. Discussion item only. As previously stated in the Public Hearing portion of this meeting, Commission approval is not required for the Lot Split Application for 702 South Voigt.
15. **ADJOURNMENT:** Vice Chairwoman motioned to adjourn; Commissioner Becker seconded. Chairman Scott called for the vote; motion passed unanimously, 4-0. Meeting was adjourned at 4:05 PM.

**APPROVAL OF MINUTES:**

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**Chairman Don Scott**

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**Date**

Minutes Prepared by Stormy Palmer