

**TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**February 8, 2022, at 3:00 PM**

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

**Attendees: Vice Chairwoman-Terry Shove, Commissioner-Trinity Raymer, Commissioner Teresa Becker, Chris Collopy-Town Manager, Mischa Larisch Community Development Director**

1. **CALL MEETING TO ORDER:** Vice Chairwoman Terry Shove called the meeting to order at 3:01 PM.
2. **ROLL CALL:** Community Development Director Mischa Larisch completed a roll call: Chairman Don Scott-absent, Vice Chairwoman Terry Shove-Present, Commissioner Theresa Becker-Present, Commissioner Trinity Raymer-Present, Commissioner Will Sands-absent. A quorum is present.
3. **ELECTION OF CHAIR AND VICE CHAIR:** Commissioner Raymer motioned to table until next meeting, Commissioner Becker second; motion passed 3-0
4. **PUBLIC PARTICIPATION:** None
5. **ZONING ADMINISTRATORS REPORT:** None
6. **CONSENT ITEMS:** Commissioner Raymer motioned to approve minutes from the November 9, 2021 regular meeting, and October 27, 2021 special meeting; Commissioner Becker seconded. Vice Chairwoman Shove asked for any discussion, Commissioner Becker mentioned she was not listed on attendees but was most definitely there. Commissioner Raymer amended her motion to reflect the change, Commissioner Becker second. Vice Chairwoman Shove called for the vote; motion passed unanimously 3-0.
7. **LIAISON REPORT:** Vice Chairwoman Shove spoke about Council member Doug Henderson being appointed to the Council at the last Council meeting. Introduced to new Fire Chief Lucas Reynolds.

**OLD BUSINESS**

8. Discussion on Members terms, expiration dates, future meetings were conducted. Community Development Director Larisch explained Commissioners Scott, Shove and Becker's terms would expire on December 31, 2022 and Commissioner's Raymer and Sands terms would expire December 31, 2023. Director Larisch asked the group if they wanted to meet every month even if no items were on the agenda. The group agreed. Director Larisch said Manager Collopy and himself would look for training to give the Commissioners.

**NEW BUSINESS**

9. Vice Chairwoman Shove introduced the item: Discussion and possible action regarding Conditional Use Permit for 300-308 S Mountain Ave (Parcel 105-18-039) to allow residences/uses as allowed in MF-7 Zone. The parcel is currently zoned C-1 but the 3 structures have been used as rental residences for many years. Director Larisch notified the commissioner that an application was received in December 2021. Letters were mailed to all parcel's owner within a 300+ foot distance from the applicant's parcel. 3-4 phone calls were received by Director Larisch just asking for clarification. One phone call was to notify Director Larisch they no longer owned the property so a letter was sent to the new owner. The recommendation from the Town was to approve. Vice Chairwoman asked if they were wanting this to make their

costs less as residences. Director Larisch said he was not aware of any lower costs but they wanted to sale so they needed a CUP to be in compliance and to sale the property. Vice Chairwoman Shove asked if a CUP went with the property. Director Larisch said he understood yes it did, Vice Chairwoman Shove said she did not believe it did. Director Larisch asked Manager Collopy to join the conversation. Manager Collopy also said he understood CUPs went with the property. Vice Chairwoman Shove asked for clarification from legal. Commissioner Raymer asked why they just did not ask for a rezone. Manager Collopy said it would make a spot zone which was illegal. It made more sense to request a CUP since it was specifically allowed in the ordinance. Commissioner Becker started to make a motion to approve the CUP when she realized she had to recuse herself as she is one of the property owners who was notified. Once she recused herself, there was no longer a quorum to take a vote. The item automatically is tabled until March 8 2022 meeting.

- 10. ADJOURNMENT:** Commissioner Raymer motioned to adjourn the meeting; Commissioner Becker seconded. Vice Chairwoman Shove called for the vote; motioned carried unanimously 3-0, meeting was adjourned at 3:46 PM.