

TOWN OF SPRINGERVILLE
PLANNING AND ZONING COMMISSION
AGENDA

TUESDAY, August 9, 2022 at 3:00 PM
TOWN OF SPRINGERVILLE COUNCIL CHAMBERS

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the Springerville Planning and Zoning Commission and to the general public, that the Commission will hold a meeting open to the public at the at the Springerville Town Hall Council Chambers, 418 E. Main St., Springerville, Arizona on August 9, 2022 at 3:00 PM.

The Planning and Zoning Commission reserves the right to adjourn into Executive Session in accordance with Arizona Revised Statutes Section 38-431.03 (A)(3) and (4) for legal consultation on any of the following agenda items.

1. **CALL TO ORDER**
2. **PLEDGE**
3. **ROLL CALL:** Members of the Planning and Zoning Commission or Legal Council that are unable to be present in person at a scheduled meeting may participate in the meeting by telephone.
4. **PUBLIC PARTICIPATION** This portion of the agenda is set aside for the public to address the Commission regarding items, whether they are listed on the agenda for discussion or not. However, the Commission cannot engage in discussion regarding any item that is not officially listed on the agenda for discussion and/or action (A.R.S. §38-431.02(H).) Comments are limited to a 3-minute time period. Individual commission members may ask questions of the public or ask staff to review the matter, or defend themselves, but are prohibited by State of Arizona Open Meeting Laws from discussing the item among themselves until the item is noticed according to open meeting requirements as an agenda item.
5. **ZONING ADMINISTRATOR'S REPORT** Summary reports will be made as necessary. No action will be taken on any matters mentioned unless listed on the agenda.
6. **CONSENT ITEMS**
 - a. Consider approval of the June 14, 2022 regular Planning and Zoning Commission meeting minutes
7. **LIAISON REPORT** Council Liaison report.
8. **OLD BUSINESS** None
9. **PUBLIC HEARING**

Discussion and possible action regarding going into a public hearing to take commission and public comments regarding amending Title 17 (Zoning) of the Town Code in accordance with proposed Ordinance No. 2022-004: AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF SPRINGERVILLE, ARIZONA, AMENDING TITLE 17 (ZONING) OF THE CODE OF SPRINGERVILLE, ARIZONA BY AMENDING CHAPTER 17.28.172 RECREATIONAL VEHICLE PARKS; AMENDING 17.28.180 (MOBILE HOMES OR MANUFACTURED HOMES); AMENDING CHAPTER 17.68 (C-1 ZONE, GENERAL COMMERCIAL).

10. **NEW BUSINESS**

1. Discussion and possible action for Conditional Use Permit Parcel # 105-21-142 to allow a recreational vehicle to be used on a construction site as a temporary residence for up to 12 months pursuant to Title 17.28.170 (D).
2. Discussion and possible action regarding making a recommendation to Council about amending Title 17 (Zoning) of the Town Code in accordance with proposed Ordinance No. 2022-004: AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF SPRINGVILLE, ARIZONA, AMENDING TITLE 17 (ZONING) OF THE CODE OF SPRINGVILLE, ARIZONA BY AMENDING CHAPTER 17.28.172 RECREATIONAL VEHICLE PARKS; AMENDING 17.28.180 (MOBILE HOMES OR MANUFACTURED HOMES); AMENDING CHAPTER 17.68 (C-1 ZONE, GENERAL COMMERCIAL).

11. **ADJOURNMENT**

SUBMITTED BY:

Michael "Mischa" Larisch

Americans with disabilities act (A.D.A.): The Town of Springerville intends to comply with A.D.A. If you are physically challenged or disabled and need special accommodations to participate in this town meeting, please contact the Town Clerk forty-eight (48) hours prior to the meeting to arrange necessary accommodations.

POSTED BY:


Michael "Mischa" Larisch, Community Development Director

8-1-2022
Date

**TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION
MEETING MINUTES**

June 14, 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, Mischa Larisch Community Development Director, Town Manager Chris Collopy.

1. **CALL MEETING TO ORDER:** Vice Chairwoman Terry Shove called the meeting to order at 3:02 PM.
2. **ROLL CALL:** Community Development Director Mischa Larisch completed a roll call: Vice Chairwoman Terry Shove-Present, Commissioner Teresa Becker-Present, Commissioner Trinity Raymer-Present A quorum is present.
3. **PLEDGE OF ALLEGIANCE:** Vice Chairwoman Shove led the Pledge of Allegiance
4. **PUBLIC PARTICIPATION:** No public participation.
5. **ZONING ADMINISTRATORS REPORT:** Director Larisch reported that 2 building permits, 2 electrical permits and 2 sign permits had been issued, several inspections were conducted. Director Larisch informed the Commission that he has renewed his CFM and passed the ICC test to become a Certified Building Inspector. Director Larisch also informed the Commission about training conducted on the GPS unit with Altera and Public Works and that Public Works would be starting to gather data to enhance our asset's locations.
6. **CONSENT ITEMS:** May 10, 2022 regular meeting minutes, Commissioner Becker made a motion to approve, Commissioner Raymer seconded; motion passed unanimously 3-0.
7. **LIAISON REPORT:** Vice Chair Shove gave information to Commission from the May 11, 2022 Council Meeting.
8. **OLD BUSINESS:** None
9. **PUBLIC HEARING:** Public Hearing for rezoning a portion of Parcel # 105-15-010H Current Zone AR-20 Agricultural Residential 20,000 sq ft lot to Zone C-1 Commercial. Commissioner Raymer motioned to go into public hearing, Commissioner Becker seconded. Mr. Avery gave background information and handed out information from the Towns General Plan supporting his request. Members of the public were allowed 5 minutes each to speak for or against the request to rezone. Vice Chair Shove reminded the public the request was only for rezoning and had nothing to do with Mr. Avery's desire to extend his RV Park, that would require another process. Chris Coons Spoke in favor of the rezone and offered his assistance answering any questions from the Commission or public. Jeannine Udall spoke in favor of the rezone. She spoke about businesses and needs of the community. She spoke about the many homes including mobile's that could be placed on the AR-20 vs C-1. She also spoke about the animals allowed on AR-20 vs C-1. Terri Bambridge spoke against the rezone. She said they have been staying at Casa Malpais and have made an offer on a property on Becker Lake Road. She said they like the character of the area and want it to stay that way. She spoke about wildlife and Becker Lake. Gary Kiehne Spoke in favor of the rezone. He spoke about owning motels and having to deal with the town. He spoke about supporting a business owner trying to better his property and generating revenue for the community. Kay Wilkins spoke against the rezone. She said the application was not complete since it did not accurately describe the requested

property. She did not think a portion of a parcel could be zoned. She said why does he need to rezone this parcel when there are others already zoned commercial. She said commercial would not fit in the neighborhood. She spoke about the northern portion of Becker Lake Road and increased traffic requiring the town to pave the road. Rick Walker spoke in favor of the rezone. He said he was pro-business. Jeff Hammond spoke in favor of the rezone and wanted to reassure the Commission and public that Mr. Avery has a plan for water and wastewater. Jeff is a licensed operator for water and wastewater. He said he has been an operator at the existing property for a long time and it is much better than it was with the previous owners. He said the existing facility is just being expanded. Not putting in a new facility. Bridget Laney spoke against the rezone. She spoke about traffic on the highway and how it would be increased with more trailers turning causing flow to slow down. She does not like trailer/RV/mobile home parks. She lives beside one and has for many years and says it is not regulated for length of stay. She spoke about what else could be done on commercial. She said the master plan map does not reflect what the plan actually says. Karen Glennon spoke in favor of the rezoning. She said she was concerned at first but is happy with the changes made to keep residential on Becker Lake Road. Mike Campbell spoke in favor of the rezone. He said if the town is eager to bring in illicit (legal) marijuana drug business why are they not willing to work with and help a legal business. He just asked for the town to give Mr. Avery consideration on the rezone. Brianna Laney spoke against the rezone. She just does not like the idea of another RV/campground in the area. She does not believe this is a good look for the community as people drive into town. Jeff from Cowboy Up spoke in favor of the rezone. Spoke about tourism and how the person opposed to an RV park is exactly what brought her here to eventually buy. Deanna Davls spoke in favor of the rezone. She said she was on P&Z for Eagar and they have had several discussions on RV Parks but it is very dependent on the plan and she felt John Avery has a good plan. She spoke about number of vacancies, lack of motel rooms, etc. Director Larisch read a letter from Phil Hanson in opposition of the rezone. Commissioner Becker moved to resume the regular meeting, Commissioner Raymer seconded, passed unanimously 3-0

10. **NEW BUSINESS:** Discussion and possible action for rezoning a portion of Parcel # 105-15-010H Current Zone AR-20 Agricultural Residential 20,000 sq ft lot to Zone C-1 Commercial. Commissioner Becker motioned to recommend approval of the rezone from AR-20 to C-1. Vice Chairwoman Shove seconded. Director Larisch explained why the mention of a portion of Parcel 105-15-010H Instead an exact description. He explained that a minor subdivision had been approved but the County has not assigned a parcel number yet and it is unknown how long that will take. Kay Wilkins said there was nothing that specifically described the lot in question. Mr. Avery told the Commission he had it surveyed. It was not just a legal description of what was being asked to be rezoned. Director Larisch went to his office and printed the survey which was submitted with the minor land split. The survey was provided to the Commission and Kay Wilkins. The Commission looked over the survey and had minor discussion prior to taking any action. Passed with a 2-1 vote. Vice Chairwoman Shove and Commissioner Becker yes Commissioner Raymer no. Vice Chairwoman Shove informed the public this was a recommendation and would be heard again tomorrow night during the Council meeting.
11. **ADJOURNMENT:** Commissioner Raymer motioned to adjourn the meeting; Commissioner Becker seconded, motioned carried unanimously 3-0, meeting was adjourned at 4:06 PM.

APPROVAL OF MINUTES:

Vice Chair Terry Shove

Date



TOWN OF SPRINGERVILLE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Arizona Revised Statutes Section 9-462.04(A)(1) that the Town of Springerville Planning and Zoning Commission will consider Ordinance No. 2022-004

An ordinance of The Common Council of The Town of Springerville, Arizona, Amending Title 17 (Zoning) of The Code of Springerville, Arizona by Amending Chapter 17.28.172 Recreational Vehicle Parks; Amending 17.28.180 (Mobile Homes or Manufactured Homes); Amending Chapter 17.68 (C-1 Zone, General Commercial).

A PUBLIC HEARING with the Planning and Zoning Commission on these topics will be held on August 9, 2022, at or around 3:00 p.m. in the Council Chambers at 418 E. Main Street. The public is encouraged to attend the hearing and express their opinions.

A PUBLIC HEARING with the Springerville Town Council on these topics will be held on August 17, 2022, at or around 6:00 p.m. in the Council Chambers at 418 E. Main Street. The public is encouraged to attend the hearing and express their opinions.

ORDINANCE NO. 2022-004

AN ORDINANCE OF THE TOWN OF SRPINGERVILLE, APACHE COUNTY, ARIZONA AMENDING TITLE 17 (ZONING) OF THE CODE OF SPRINGERVILLE, ARIZONA CHAPTER 17.28.172 RECREATIONAL VEHICLE PARKS; AMENDING 17.28.180 MOBILE HOMES OR MANUFACTURED HOMES BY ADDING AGE LIMITATIONS; AMENDING CHAPTER 17.68 C-1 ZONE, GENERAL COMMERCIAL ADDING MINI-STORAGE COMPLEXES, AND PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Mayor and the Council of the Town of Springerville desire to promote the wellbeing of the citizens of Springerville; and,

WHEREAS, under Section 9-462.01 the Town is authorized to establish codes to regulate zoning; and,

WHEREAS, from time to time the Town Council may amend the Zoning Code to make corrections and remove conflicts.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF SPRINGERVILLE AS FOLLOWS:

Section I: That Title 17 (Zoning) Chapter 17.28.172 Amendment- (Recreational Vehicle Parks) of the Code of the Town of Springerville, is amended by revising current language to Section 17.28.172:

A. Conditional Use Permit
Recreational vehicle parks shall ~~only~~ be allowed within those zones that specifically permit or conditionally permit mobile/manufactured home parks, and shall require a conditional use permit issued by the planning and zoning commission in accordance with the provisions of Chapter 17.84

Section II: That Chapter 17.28.180 "Mobile homes or manufactured homes is amended by adding Mobile homes or manufactured homes as defined by ordinance codified in this chapter shall not be older than ten (10) years from the date of manufacture at the time the installation permit application is submitted and no permit shall be issued to relocate a mobile home or manufactured home that is older that fifteen (15) years from lot to lot within the town.

Section III: That Chapter 17.68 is amended by adding the following to Section 17.68.030 Conditional Uses (conditional use permit required):

W. Mini-storage complexes

W.X. Any such other uses which are determined by minute order of the planning and zoning commission to be similar to those listed in this section and not detrimental to the public health, safety and general welfare.

Section IV: Severability:

That if any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be unlawful, invalid or unenforceable by decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section V: That this ordinance shall become effective thirty (30) days after its passage and adoption.

Section VI: All ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the Code adopted herein by reference, are hereby repealed.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Springerville, Arizona, this ____ day of _____, 2022, by the following vote:

AYES:

NAYES:

EXCUSED:

ABSENT:

ABSTAINED:

APPROVED this ____ day of _____, 2022.

Mayor

ATTEST:

Kelsi Miller, Town Clerk

APPROVED AS TO FORM:

Tosca Henry, Town Attorney

I, KELSI MILLER, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THIS ORDINANCE NO. 2022-004, ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SPRINGERVILLE ON THE ____ DAY OF _____, 2022, WAS POSTED IN THREE PLACES ON THE _____ DAY OF _____, 2022.

Town Clerk



TOWN OF SPRINGERVILLE

"GATEWAY TO THE WHITE MOUNTAINS"

APPLICATION FOR CONDITIONAL USE PERMIT

Daniel, Theresa Maldonado
Name of Applicant(s)

102 S. Sheldon
Address of proposed site

164 S. Sheldon

105-21-142

Springerville, AZ, 85938

Parcel Number

Mailing Address

R1-7

(520) 820-2026

Current Zoning Classification

Applicant Telephone Number(s)

Daniel Maldonado

Theresa Maldonado

Signature of Applicant(s)

Type of proposed business (if possible, use name/type of business listed in the zoning code)

6-20-22

Date

NOTE: The Springerville Planning and Zoning Commission normally meet 3:00 p.m. the second Wednesday of the month, but may, occasionally, change the meeting date. Deadline for applications is twenty (20) calendar days in advance of the meeting date. It is the responsibility of the applicant to verify the meeting date and submit a complete application by 4:00 p.m. on the deadline day.

Fee: \$ 125.00

Received By: Kp

Date Stamp: **PAID**

JUN 20 2022

Approved: Y ___ N ___

Minutes Attached: _____

Confirmed By: _____

Date Stamp: _____

All documentation MUST be submitted before an application is complete

Equal Opportunity Employer / Program • Auxiliary aids and services are available upon request to individuals with disabilities • To request this document in alternative format or for further information about this policy, contact your local office; TTY/TDD Services: 7-1-1.

June 20, 2022

Springerville Planning and Zoning
Commission

We, Daniel and Theresa Maldonado, are requesting the granting of a Conditional Permit to live in our motor home while we build a home on our property.

This permit will relieve the financial and physical burden of living off site.

Our motor home is a late model and in excellent condition. And does not create an eyesore.

We will keep our property clean and free of clutter during construction.

We appreciate your time and consideration.

Daniel Maldonado Theresa Maldonado



TOWN OF SPRINGERVILLE

"GATEWAY TO THE WHITE MOUNTAINS"

Building Permit

General/Location

Permit No:	2021028	Site Address:	120 S. Sheldon Ave
Permit Date:	09/14/2021	City/State/Zip:	Springerville, AZ 85938
Applicant:	Daniel Maldonado	Parcel No:	105-21-142
Permit Type:	Building	Lot:	
Project Cost:	0	Subdivision:	

Owner/Contractor

Owner:	Daniel Maldonado	Contractor:	
Address:	120 S. Sheldon Ave	Address:	
City/State/Zip:	Springerville, AZ 85938	City/State/Zip:	
Phone:	520-820-2026	Phone:	
Email:	theresacmaldonado@gmail.com	Type:	

INSPECTION INFORMATION

	Pass/Fail
Building Final	
Drywall	
Electrical	
Electrical Final	
Footing	
Framing	
Mechanical Final	
Plumbing (Water/Sewer)	
Plumbing Final	

It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the Town of Springerville Zoning Ordinance. The issuance of this Permit does not allow the violation of Town of Springerville Zoning Ordinances or other governing Regulations.

Zoning Office

Date

Town of Springerville
418 E Main Street
Springerville AZ 85938 928-333-2656

Receipt No: 10.003486 Jun 20, 2022

Daniel Maldonado

Previous Balance: .00
PERMITS & FEES
Conditional Use Permits 125.00
01-000-4005
Conditional Use Permits
102 S Sheldon

Total: 125.00

Check
Check No: 1545 125.00
Payor:
Daniel Maldonado
Total Applied: 125.00

Change Tendered: .00

06/20/2022 9:50 AM

THERESA C MALDONADO
DANIEL P MALDONADO
PO BOX 477
MAMMOTH, AZ 85618

1545
91-0564/1221

6-20-22
DATE

PAY TO THE
ORDER OF

Town of Springerville \$125.00
One hundred twenty five and 00/100 DOLLARS



Egan/Springerville Office
357 N. MAIN ST
EAGAR, AZ 85925
1-800-488-3265

BANK OF AMERICA

FOR

Theresa Maldonado

⑆ 122105647⑆ 025504381⑆ 01545

NAME	ADDRESS	PARCEL #	MAILED DATE
Thomas J Vanzant III	PO Box 151 Springerville AZ 85938	105-21-137	
James Gemalsky	104 S Sheldon Springerville AZ 85938	105-21-138	
Becker Properties LLC	PO Box 729 Springerville AZ 85938	105-21-118A	
Edward & Keli Shields	PO Box 4 Springerville AZ 85938	105-21-148	
John & Laura Keller	624 Hualapai St Springerville AZ 85938	105-21-149	
Clinton A Sadler	PO Box 70 Blue AZ 85922	105-21-150 105-21-153	
Sherwood Living Trust	PO Box 148 Eagar AZ 85925	105-21-139	
Kurt Sadler	1305 E Palm Lane Phoenix AZ 85006	105-21-151	
Cassandra Lansford	116 S Sheldon Ave Springerville AZ 85938	105-21-140	
Valdon Cluff	73B S Chiricahua Dr Springerville AZ 85938	105-21-117 G 105-21-117 F 105-21-117 H	
Matthew & Naomi Sigg	7114 Rocky Rim Rd Show Low AZ 85901	105-21-117E 105-21-117D	
Brandee Snyder	PO Box 1444 Eagar AZ 85925	105-21-154	
Clemente & Consuelo Gonzalez	PO Box 1286 Eagar AZ 85925	105-21-152	
Daniel & Theresa Maldonado	PO Box 477 Mammoth AZ 85618	105-21-141 105-21-142	
Harry & Cynthia Cole	3228 W Glendale Ave Apt 101 Phoenix AZ 85051	105-46-022	
Edward Fritz	PO Box 1400 Springerville AZ 85938	105-46-023 105-46-024 105-46-034	
Matthew & Nila Romero	2205 Calle De Ortiz Los Lunas NM 87031	105-21-156A	
Russell & Marcia Bloomfield	852 S Tuscany Ln Thatcher AZ 85552	105-21-161	
Robert & Debra Stonestreet	209 S Sheldon Ave Springerville AZ 85938	105-21-163 105-21-143 105-21-144	
Tyrone Lomeli	35 East Secretariat Dr Tempe AZ 85284	105-21-159	
David & Ofelia Coulter	319 E Apache St Springerville AZ 85938	105-21-162	
Raymond & Patricia Sholley	223 S Sheldon Ave Springerville AZ 85938	105-21-164 105-21-165	
Acey & Sarae Martin	757 E Tori Cir Springerville AZ 85938	105-46-021	
Richard Timothy & Ruby Gibson & Michelle McGowan	PO Box 445 Springerville AZ 85938	105-21-145 105-21-146	

Milo & Ina Brown	607 Shinagle Dr Dickinson ND 58601	105-21-167
James & Karlene Ochoa	235 S Sheldon Ave Springerville AZ 85938	105-21-166
Andrew Higgins	3281 W Gorvet Rd Tucson AZ 85745	105-46-020
Audi Redstrom Revocable Trust	PO Box 155 Springerville AZ 85938	105-46-035
Ronald Prue	739 E Tori Cir Springerville AZ 85938	105-46-025
Trevor & Darcia Burrows	742 E Tori Cir Springerville AZ 85938	105-46-033