



TOWN OF SPRINGERVILLE PLANNING AND ZONING COMMISSION
MEETING MINUTES
October 11, 2022, at 3:00 PM
Springerville Town Council Chambers - 418 E. Main St., Springerville, AZ 85938

Attendees: Chairperson Terry Shove, Vice-Chairperson Teresa Becker, Commissioner Trinity Raymer, Commissioner Daniel Torres, Town Manager Chris Collopy, Community Development Director Megan McRae.

1. **CALL MEETING TO ORDER**: Chairperson Terry Shove called the meeting to order at 3:00 pm.
2. **ROLL CALL**: Community Development Director Megan McRae completed a roll call: Chairperson Terry Shove-Present, Vice-Chairperson Teresa Becker-Present, Commissioner Trinity Raymer-Present, Commissioner Daniel Torres-Present, Commissioner Christina Gardom-Absent. A quorum is present.
3. **PLEDGE OF ALLEGIANCE**: Mayor-Elect Shelly Reidhead led the Pledge of Allegiance.
4. **PUBLIC PARTICIPATION**: No public participation.
5. **CONSENT ITEMS**: August 9, 2022, Planning and Zoning Commission regular meeting minutes, Commissioner Raymer made a motion to approve, Commissioner Becker seconded; motion passed unanimously 4-0.
6. **LIASON REPORT**: Chairperson Shove welcomed the new Community Development Director Megan McRae and invited her to provide a brief introduction and background. Director McRae shared a high-level overview of her public and private sector experience, expressed gratitude for appointment by Town Council to the role, which will officially begin on October 31, 2022, and expressed excitement to serve as the Planning and Zoning Administrator and work closely with the commission. Director McRae also shared that she participated in the Apache and Navajo County Coalition EPA Community Wide Brownfield Assessment Grant monthly status review meeting on October 11 and will keep the commission updated with progress on grant projects.
7. **PUBLIC HEARING**: Discussion and action to enter into a public hearing to take public and commission comments on Ordinance 2022-005 regarding the age of mobile and manufactured homes that may be moved into or within town limits. Commissioner Raymer moved to go into public hearing, Commissioner Torres seconded, motion passed unanimously 4-0. Margaret Baca spoke and expressed concern that these changes would impact her ability to rent or sell her existing older mobile home in town limits. Chairperson Shove and Commissioner Raymer explained this ordinance addresses the ability to move mobile homes into town limits or from one location to another within town limits based on the age of the homes, but does not impact mobile and manufactured homes that remain as currently placed. Kevin Burk spoke and expressed

support for the new language in 17.28.180 to include ten (10) and fifteen (15) years as presented in Ordinance 2022-005 rather than ten (15) and twenty (20) years as previously contemplated by the commission during the August 9 meeting. Vice-chairperson Becker moved to close the public hearing and resume the regular meeting, Commissioner Raymer seconded, passed unanimously 4-0.

8. **ELECTION OF NEW OFFICERS:** Commissioner Becker nominated Commissioner Shove to serve as chairperson, Commissioner Torres seconded. During discussion, Commissioner Raymer expressed concerns about the timing of the appointment relative to the expiration of Commissioner Shove's term in December 2022 and the potential need to appoint new officers in two months. Commissioner Shove explained that 2022 was an unusual year compared to previous years because of staffing changes and there would be a need to complete the process regardless of who is elected to the officer positions. Following discussion, motion to elect Commissioner Shove as Chairperson passed unanimously 4-0. Chairperson Shove nominated Commissioner Becker to serve as vice-chairperson, Commissioner Torres seconded, motion carried unanimously 4-0.
9. **ORDINANCE 2022-005:** Chairperson Shove opened the discussion and consideration of Ordinance 2022-005 addressing the age of manufactured homes allowed to be brought into the Town of Springerville. Town Manager Collopy introduced the item as the first of three separate ordinances that will be recommended by the Commission to Town Council as a result of their review of Ordinance 2022-004 agendized on the August 17 town council meeting. Council did not complete a first reading of that ordinance and instead directed the Commission to bring the three matters back separately. Ordinance 2022-005 addresses the matter of the age of mobile and manufactured homes that can be moved into or within town limits. Town Manager Collopy explained the ordinance as presented is consistent with other communities and in alignment with direction given by town council. Currently, Title 17 Chapter 17.28 Section 17.28.180 allows any mobile home built after 1976 to be relocated to town limits. Ordinance 2022-005 limits the age of mobile and manufactured homes to ten (10) years for an installation permit and fifteen (15) years for a relocation permit from lot to lot within town limits. There was further discussion about the number of years proposed in the resolution compared to longer time periods that were contemplated in other meetings. There was also discussion about the definitions of mobile, manufactured, and modular homes that was determined not to have a direct impact on Ordinance 2022-005. Commissioner Raymer motioned to recommend Ordinance 2022-005 as read, Commissioner Torres seconded. Following discussion, the motion carried unanimously 4-0.
10. **COLLINS PARK SUBDIVISION:** Chairperson Shove opened discussion and consideration of the Collins Park Subdivision Vicinity Plan. Commissioner Raymer announced she was recusing herself from this item. Town Manager Collopy emphasized the need for more housing in the community and invited representatives of the project to speak to the commission. Eric Hamblin introduced himself and gave a high-level summary of the project. The Collins Park Subdivision will include 39 homes, offering varied lot sizes and home layouts. The MF-7 zoning, single-family and multiple-family residential, is in alignment with proposed vicinity plan and use. Engineering work for the project continues to progress. Vice-Chairperson Becker motioned to approve the vicinity plan for the proposed Collins Park Subdivision, Commissioner Torres seconded. The motion carried unanimously 3-0 (Commission Raymer recused from voting).

11. **ADJOURNMENT:** Commissioner Raymer motioned to adjourn the meeting, Commissioner Becker seconded, motioned carried unanimously 4-0, meeting was adjourned at 3:34 pm.

APPROVAL OF MINUTES:

Chairperson Terry Shove

Date