

Gila County Planning and Zoning Commission
January 17th, 2008/Approved by Commission 3/20/08

Gila County Courthouse,
 Board of Supervisors Hearing Room
 1400 East Ash Street, Globe, AZ.

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by the Chairman, Don Ascoli at 10:05 am.

2. Roll Call

Commission Present:	Chairman:	Don Ascoli
	Vice Chairman:	Lori Brown-Absent
	Members:	Jack Larimore
		Mickie Nye
		Renee Zeising
		Ron Christensen
		Rose Harper-Absent
		Travis Williams
		Jay Spehar

3. Review and Approval of Minutes

There weren't corrections or additions to the minutes, motion was made by Commissioner Ron Christensen to approve and it was seconded by Commissioner Jay Spehar, motion passed unanimously.

4. Director/Commission Communications

Director of Community Development, Bob Gould, stated that a copy of The Code of the West was added to the Commissions packet. He stated that the Code of the West deals with living in a rural area and was taken from a novel by Zane Grey.

Chairman Don Ascoli, Commissioners Ron Christensen and Mickie Nye reported on the annual Board and Commission Conference held December 7th, 2007 in Phoenix.

Bob Gould stated that Senate Bill 1575 presented at the conference had lead to some misconceptions. The Senate Bill will be discussed further during the meeting (Item 6).

5. Z-07-05 Randy Gross for Climbing Rock Estates: Request rezoning from GU to RR w/PAD and is proposing to develop 204 residential lots on 241 acres, 2.5 acres is reserved for neighborhood commercial development and 89 acres will be preserved as open space. Property is located on State Route 77 approximately 9 miles north of Winkelman, AZ; Gila County Parcel 101-02-002B.

Director of Community Development, Bob Gould stated that most of the acreage is on the north side of the highway. They will have .85 residential density per acre. There's a significant topographical issues with the property, mostly drainage. Approximately 89 acres will be used for open space; owner proposes to have a recreational path through the property. Comprehensive Master Plan allows up to 1 unit per acre. Primary concern that's been expressed has been the water and the impact on surrounding wells. That issue will not be address during the zoning process; it will be required during the subdivision process. He will be asked to put in public water system and a public sanitation system. At this time Mr. Gould asked Jake Garrett to address the sanitation system. Mr. Garrett, Manager of the Wastewater Department for Gila County introduced himself and continued to explain septic systems and how they work.

Bob Gould, Community Development Director, stated that this particular subdivision will have a density less than one dwelling unit per acre. RR zoning requires one acre lots but with the PAD gives some flexibility with the development standards that are applicable. In this particular area you have 89 acres of undeveloped land, the streets will be public streets and regarding the commercial area should be integrated into the residential area. The development standards that will be used will be for R1-D20 Zoning District.

Bob Gould stated that staff recommends that the zone change request from GU (General Unclassified) to RR-PAD, (Rural Residential with an overlay Planned Area Development) for a phased residential subdivision development of 220 acres be approved with the following conditions:

1. Applicant will provide a public a public water system ~~and waste water disposal system~~. Bob Gould stated that he would like to strike this recommendation.
2. Applicant will relocate the commercial area to the ~~south~~ north side of the State Highway to make easier accessibility to residential development.
3. Adequate emergency access easements shall be in place before the Phase II and II final plats can be approved.
4. All stipulations and regulations for subdivisions in Gila County shall be met. This shall include, but is not limited to, paved roadways, proper Rights of Way widths, adequate drainage facilities and adequate ROW and property monumentation.
5. Signage would be permitted based on the following:
 - a. Maximum sign height not to exceed five feet above existing grade
 - b. Maximum sign face for free standing signs not to exceed 32 square feet
 - c. Maximum sign face for wall or building signs not to exceed one square foot of sign face for each linear foot of building frontage
6. Approximately 89 acres shall be dedicated as natural open space area with no vertical development permitted with the exception of recreational improvements and to be maintained by the homeowners association.
7. Up to twelve multi-family units may be permitted on the north side of the State Highway in lieu of the proposed commercial area. In no case will the overall project density exceed one dwelling unit per acre.

Randy Gross, Developer, addressed the recommendations and stated he agreed with them. He further commented on the following:

1. Stated that he is willing to provide a public water system and stated that he would like to leave the waste water disposal system as an option.
2. Commercial area is actually on the north side and NOT south side.

Mr. Gross stated that he has hired a hydrologist and has had a well that is already located on the property tested. The hydrology report and the test on the well indicated that there is adequate water supply exists at Climbing Rock Estates and hydrologist results are that there will be minimum impact even after 100 years of pumping. The existing well water level is at 55 feet.

Ron Barbie resident of Dripping Springs stated that he resides next door to the well and stated that there is not a well out there that at 80' they didn't hit clay. He stated that he was standing there when they ran the test on the well and his well was approximately at 71', it did pump 30 gallons a minute but it would run out of water and then it would pick it up again. They pumped it for two hours during the day when nobody was home, nobody was using their wells; how did they know that it didn't affect anyone?

Chairman Ascoli stated that ADEQ and ADWR will make the decisions and the County does not have jurisdiction on that part.

After questions and comments from the commission, Chairman Don Ascoli opened the meeting up for public comment.

Carlos Estrada resides in Cooleyville and is concerned with the water. Chairman Ascoli and Community Development Director Bob Gould stated that those issues would be address during the Subdivision process. Commissioner Christensen also explained to the crowd that the zoning has to be dealt with first.

Commissioner Jay Spehar explained to the group that this is only the re-zoning and as the proposal develops they will be notified. At this time Director of Community Development, Bob Gould passed around a sign up sheet for anyone interested in being notified to submit their name and address.

Gene Poston resides in Dripping Springs and hopes that the Commission makes a wiser decision than was made regarding the decision of the Hayden Winkelman School Bond issue.

With no further questions, comments or discussion from the public, the public comment period was closed. Chairman Ascoli asked if any of the Commissioners had a motion to present.

Motion was made by Commissioner Jay Spehar to recommend a zoning change for the Climbing Rock Estates property subject to the amended recommendations one through seven, motion was seconded by Commissioner Mickie Nye; Commissioner Christensen stated that this was the first step in the process and that questions will be answered for the residents. Chairman Ascoli stated that this recommendation is passed on to the Board of Supervisors and they have the final determination. Commissioner Spehar stated that with this re-zoning, we are moving to a more restrictive zoning that what is currently in place. The motion passed unanimously.

6. Information/Discussion from Bob Gould on Senate Bill 1575 – regarding water supply requirements. Recording failed for Items 6, 7 and 8.

Director of Community Development, Robert Gould presented this item to the Commission.

7. Bernice Winandy request revision to Subdivision Ordinance, Section 505.07 a.2), regarding water availability guidelines.

As per Staff notes: Motion made by Commissioner Ron Christensen to table this item until Ms. Winandy can attend a Planning and Zoning Meeting, seconded by Commissioner Spehar; motion passed unanimously.

8. TYPED AS PER NOTES TAKEN BY STAFF: Board of Supervisors Work-Session on November 28th, 2007. The Planning and Zoning Commission and the Board of Supervisors held a meeting on November 28th, 2007 at the Emergency Services Conference Room.

The Commission assigned the following members to work on the project list:

- Public Awareness – Renee Zeising, Jay Spehar and Travis Williams
- Develop list of incentives to encourage certain types of uses-Ron Christensen, Mickie Nye & Lori Brown
- Update Zoning Ordinances-Rose Harper, Jack Larimore & Don Ascoli
- LURPP-Ron Christensen, Don Ascoli, Mickie Nye & Jay Spehar
- Lighting Ordinance-Staff
- Zoning for Young-Lori Brown, Ron & Renee Zeising
- Clean it or Lien it ordinance-Staff

9. Date & time for the next scheduled meeting.

The Commission discussed the idea of having the Planning and Zoning Commission meetings in the evening. Chairman Ascoli stated that our goal is to serve Gila County citizens. The Commission agreed to determine location meeting per meeting. There are no applications for the regular scheduled meeting of February 21st, 2008; therefore there will not be a meeting.

10. Adjourn

Commissioner Jack Larimore motioned to adjourn, seconded by Commissioner Mickie Nye; motion passed unanimously. Meeting adjourned at 1:22 pm.