

Gila County Planning and Zoning Commission

Gila County Courthouse, 1400 East Ash Street, Globe, AZ.

February 19, 2009

1. **Call to order/Pledge of Allegiance**

Planning and Zoning Commission meeting was called to order by Chairman, Don Ascoli at 10:00 am.

2. **Roll Call**

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

3. **Review and Approval of Minutes**

With no corrections to the minutes a motion was made by Commissioner Ron Christensen to approve the minutes and Commissioner Jack Larimore seconded the motion; motion passed unanimously.

4. **Director/Commission Communications**

Community Development Director Robert Gould reported that the scorecard had been submitted to the Arizona Department of Commerce. After much discussion, the commission and the director decided to meet in March to go over the scorecard and have the sub-committees meet after the work session.

5. CPA-08-02 Comprehensive Master Plan Amendment, applicant Jolene Winkle: Minor Comprehensive Master Plan amendment to revise the Land Use Category for the subject site From "Residential 0.1 to 0.4 du/ac" to "Residential 0.4 to 1.0 du/ac" to allow the division of a four acre property surrounded by the Canyon River Ranch Subdivision. The subject site is a portion of HES 613 that is located in Sections 8 and 17 of Township 10 North and Range 9 East of the Gila & Salt River Meridian; Gila County Tax Assessor's Parcel 301-46-001B. The site is 7 miles west of Payson and is commonly known as Simonton Flat (Canyon River Ranch).

Community Development Director, Robert Gould, stated that, if approved, it will be the same as Canyon River Ranch (Simonton Flat). At the time that Canyon River Ranch rezoned the Winkle's were not ready to rezone. Owner is requesting .4 to 1.0 to allow one to two and a half acre lots and could have access to electricity and other utilities. He stated that the only thing not covered in the report was fire protection; this is not a subdivision so this will not be an issue, but they could talk to Canyon River Ranch and work with them. Closest existing fire department is the Town of Payson.

The commission agreed that fire protection should be resolved. Mr. Gould stated that he did not see this as an issue but stated that if they were concerned, they should make that part of their motion.

With no comments from the commission, the Chairman opened the meeting for public comments. Mr. Paul Kilgore resides at 1B Cyprus Picket Road and stated that he was here to support them.

No further comments or questions the Chairman asked for a motion.

Commissioner Ron Christensen motioned to approve the Comprehensive Master Plan, Commissioner Rose Harper seconded the motion and the motioned passed unanimously.

6. Z-08-01 Rezoning request, applicant Jolene Winkle: Request rezoning from R1-D175 to R1-D40 to allow the division of a four acre property surrounded by Canyon River Ranch Subdivision. The subject site is a portion of HES 613 that is located in Sections 8 and 17 of Township 10 North and Range 9 East of the Gila & SRM; Gila County Tax Assessor's Parcel 301-46-001B.

With no questions or comments from the commission, the Chairman opened the meeting for public comments. Mr. Paul Kilgore resides at 1B Cyprus Picket Road and stated that he was here to support them.

Vice-Chairman Lori Brown motioned to approve rezoning from R1-D175 to R1-D40 and added that they resolve fire protection before permits are issued; Commissioner Jack Larimore seconded the motion and the motioned passed unanimously.

7. CPA-08-03 Comprehensive Master Plan Amendment, applicant: Nathan Palmer – representative for Chamberlain Ranch: Comprehensive Master Plan amendment to revise the Land Use Category for the subject site from Residential 0.4 to 1.0 du/ac to Residential 1 to 2 du/ac. The subject site is a 7 acre property located in Section 20 of Township 10 ½ North and Range 14 East of the Gila & Salt River Meridian. The subject site is approximately 6 miles east of Christopher Creek on Colcord Road. Mr. Gould, Community Development Director stated that the preliminary plat for Chamberlain Ranch will add 6 lots to their proposed subdivision which make approximately 50 lots. Chamberlain Ranch was previously approved for 44 lots but would like to include the seven acres to their subdivision.

Nathan Palmer, applicant was present for questions. James Oliver from Christopher Creek Fire Department stated that they would like to review the plat prior to approval. Mr. Gould stated that that is part of the preliminary plat process.

With no further comments from the public, the chairman asked for a motion; Commissioner Ron Christensen motioned to approve the Comprehensive Master Plan amendment and Vice-Chairperson Lori Brown seconded the motion. Motion passed unanimously.

8. Z-08-02 Rezoning request, applicant: Nathan Palmer representative for Chamberlain Ranch: Rezoning request from GU to R1L-D20 with a PAD overlay for proposed Chamberlain Ranch Subdivision, to be developed in two phases. The subject site is a 7 acre property located in Section 20 of Township 10 ½ North and Range 14 East of the Gila & Salt River Meridian; Gila County Tax Assessor's Parcel 303-15-005B. The subject site is approximately 6 miles east of the Christopher Creek community on Colcord Road.

No comments from the applicant or the public, the chairman asked for a motion. Motion was made by Vice-Chairman Lori Brown and seconded by Commissioner Ron Christensen, motion passed unanimously.

9. Item taken out of order. SO-08-01 Small Subdivision Ordinance: (This item was tabled from the January 15, 2009 meeting)

If approved, this ordinance will allow the process for smaller subdivisions that assure compliance with the intent of current subdivision regulations while completing the review process within a shorter time frame and providing greater flexibility in the application of current standards. It is also the intent to encourage small scale development which conforms to the current Comprehensive Plan and Zoning Regulations that provides a means for land development other than the conventional land division process.

Community Development Director, Bob Gould, stated that the Arizona State Revised Statutes has allowed counties and municipalities to create abbreviated processes for small subdivisions. The ordinance before them is to subdivisions with lots one acre or better in size with twenty or fewer lots and he read 1105.00 Green Building Incentive:

“Applicants who propose to include green building concepts to include the following may be eligible for up to 20% density bonus from the Board of Supervisors. (Number of lots allowed will be rounded to next higher number if 20% equals a fraction of a lot)

01. Project includes utilization of solar power.
02. Project includes reuse of grey water and water harvesting strategies.
03. Project includes landscaping with vegetation common to the area.
04. Other Green Building concepts may be proposed for consideration.”

He stated that this will eliminate the preliminary plat process but will not eliminate the normal public review.

After some discussion, the Commission and Mr. Gould determined that the fees would be the same as the Preliminary Plat fees and Mr. Gould would make the change before forwarding to the Board of Supervisors.

With no public comment, Chairman Ascoli asked for a motion. Commission member Mickie Nye motioned to approve the amendment with the fees matching the Preliminary Plat Fees; motion was seconded by Commission member Ron Christensen, motion unanimously passed.

10. BCO-09-01 Bldg Code Ordinance Amendment: Amendment to the Building Code Ordinance to adopt Chapter 11 Energy Efficiency of the IRC (International Residential Code) excluding Section N1102.1.7. Crawl Space Walls.

Joe Mendoza, Deputy Director of Community Development presented the item to the commission. He stated that when the Board adopted the International Codes the energy efficiency chapters were excluded because there was concern that it could negatively affect home building and ownership, but with current focus on green building, saving energy and public demand, that is no longer a concern. The section that the Board recommends be excluded is because it conflicts with another section and it could contribute to a mold issue.

This will only affect new residential construction.

There were no public comments, motion to recommend approval was made by Commissioner Rose Harper and seconded by Vice-Chairman Lori Brown; motion passed unanimously.

11. Date & time for the next scheduled meeting

Next regularly scheduled meeting is scheduled for March 19, 2009 and will be held in Globe.

Motion to adjourn made by Commissioner Lori Brown and seconded by Commissioner Ron Christensen. The meeting adjourned at 11:20 a.m.

