

Gila County Planning and Zoning Commission

March 9, 2007

Approved: May 17, 2007

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by the Chairman, Don Ascoli at 10: 02 am. The Pledge of Allegiance was lead by Chairman Ascoli.

2. Roll Call

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

3. Review and Approval of Minutes

Vice Chairman Lori Brown moved to approve the minutes of February 15, 2007, motion seconded by Commissioner Ron Christensen; motion passed unanimously.

4. Director/Commission Communications

No communication from the Director or the Commission.

5. **Z-07-01 Globe Pacific Associates (Owner: Mark & Roberta**

Shellenberger): Request to rezone Gila County Tax Assessor Parcel 205-24-006N currently zoned R1-D8 (Residence One w/8,000 sq. ft. density) to R3 (Residence Three) to build the Madeira Peak Vista apartments to serve senior and disabled residents. Property is located north of Saguaro Drive and South and West of Skyline Drive in Globe, AZ. This item was tabled from the February 15th, 2007 meeting.

Robert Gould, Planning and Zoning Manager/Director, introduced this item to the commission. He began by reading the Staff Report. This development is a 60 unit apartment complex with 48 one-bedroom units and 12 two-bedroom units, a community building and swimming pool. These will be one story structures, six 8 plexes and three 4 plexes. The project is estimated to consume 9.75 acres of the 26.5 acre parcel.

He further stated that he recommends approval to rezone the 9.75 acres only (Minor Land Division MLD07-20 ROS #3305 recorded 3/7/07).

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He stated that Staff recommends the rezoning be approved with the stipulations listed on the Staff Report.

Developer, Clay McReynolds gave a power point presentation. There was discussion between the Commission and the Developer regarding traffic, rent amounts, ingress and egress and housing tax credits.

Mr. Loew who resides at 1280 Skyline, handed out a document to the Commission (see attached document) on behalf of the petitioners of the effected Skyline Subdivision and the 87.5% of those abutting the proposed ten acres.

Mr. Neil Beydler showed a slideshow with pictures of the Skyline road which is 21' wide with no guardrails, homes and commercial businesses in the area. He continued by showing a picture of a local car dealership which had 110 vehicles parked and stated that the development will have 115 parking spaces. This is a significant increase in traffic.

Mr. Beydler showed a picture of the Bowling Alley and stated that he'd seen pictures of the development plans prior to building and stated that that was not what was built. He stated that he did not have issues with the businesses but wanted to show that if you intermingle you are going to have issues.

Commissioner Jay Spehar stated that this a piece of private property and when you consider all the possible uses, this is the most benign use.

Mr. Beydler continued by stating that this development will be an island in R1 zoning and stated that if it needs to be developed, develop it as R1.

Mr. Bill Orth stated that the Commission needed to determine if this was the highest and best use and stated that R1 was there for a reason. He stated that an article in the Arizona Silver Belt had Mark Shellenberger and Robert Gould on the same committee. He also asked Commissioner Lori Brown if her company planned on bidding for the septic systems. Commissioner Lori Brown stated that they would not be bidding; they primarily work in the Payson area.

Mr. Orth continued by stating that there is property next to the Gila County Courthouse and that might be a good location for the development.

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Director Robert Gould commented on the suggestion of impropriety of him and Mr. Shellenberger being on the same committee. He stated that he attended a Summit at the Apache Gold Casino back in November and was placed on that committee. He stated that there was nothing improper about being on the same committee.

Chairman Don Ascoli stated that you cannot help crossing paths.

Joe Carrillo resides at 550 N. East Street in Globe. He stated that he is in support of this project and was there representing the VFW and the American Legion organizations. He continued by stating that the City of Globe had inherited the Skyline Road from the county. He stated that we have seniors here who reside in substandard living quarters.

Greg LaCheminant spoke in support of the project and stated that if we want to keep our seniors here we need to approve this development.

Jean Polenz resides at 1240 Skyline in Globe. She stated that she supports economic development but questions whether to change that particular area. She continued by asking that they not change the nature of their neighborhood.

David Fall stated that senior housing needs to be here in Gila County.

Dr. Natalie Zimmerman, biologist and faith for God's creation advocate stated that she is in support of senior housing but it grieved her to speak against due to location. She continued by stating that this area is not near community services, not driver friendly and the road is busy and hazardous. This area is home to snakes, squirrels, javelina, coyotes, etc., and is a beneficial eco system. Private owners must be involved in conservation and stated that there has been no information on a biological study of this area.

Bill Taylor of KOSS Radio Station stated that if we keep turning down developments, this area will become an area that developers will not bother with because it will have the reputation that you can't get anything done in Gila County.

Floyd Krank presented a slideshow. He stated that they promise to be a good neighbor.

Neil Beydler stated that it was a beautiful presentation but didn't believe there was one venture that wanted it to look like it does now and stated he wanted to see some good faith.

Clay McReynolds stated that this is affordable housing. He stated that AZ. Housing will do an audit annually, the investors inspect and the company has employees that will inspect.

Nancy Snyder Henry stated that she would rather have seniors driving than teenagers and felt the value of property will go up.

Chairman Don Ascoli closed the public comment session.

Commissioner Jay Spehar motioned to approve Z-07-01 to rezone the 9.745 acres along with staff recommendations:

- a) The applicant will identify and develop an emergency point ingress and egress prior to approval of building plans
- b) Parking lot lighting and other outdoor lighting will be designed to limit spillover onto adjoining lots
- c) Outside mechanical equipment will be placed in a manner that limits the decibel level to no more than 55 at the property boundaries
- d) The landscaping plan will be done in a manner that minimizes fire fuels and enhances the overall neighborhood
- e) The buildings placed on this property will be designed to minimize any institutional appearance and blend in with surrounding neighborhood
- f) The applicant has proved Record of Survey 3305 and it is staff recommendation that only Parcel "C" a 9.745 acre parcel be rezoned to R3 and not the entire 26.5 acre parcel
- g) If building permits have not been issued within 18 months of the Board of Supervisors approval date then the Board of Supervisors may take action to revert the zoning to the original zoning designation of R1-D8.

Motion was seconded by Commissioner Mickie Nye; motion passed unanimously.

Vice Chairman Lori Brown motioned to adjourn, seconded by Commissioner Travis Williams. Meeting adjourned at 12:35 pm.