

Gila County Planning and Zoning Commission

May 17, 2007

Approved June 21, 2007

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by the Chairman, Don Ascoli at 10:00 am. The Pledge of Allegiance was lead By Chairman Ascoli.

2. Roll Call

Commission Present:	Chairman:	Don Ascoli
	Members:	Jay Spehar
		Ron Christensen
		Travis Williams
		Jack Larimore
		Mickie Nye
		Renee Zeising

Absent:	Mark Famusa
	Lori Brown

3. Review and Approval of Minutes

Commissioner Ron Christensen motioned to approve the minutes of March 9th, 2007; seconded by Commissioner Jay Spehar; Renee Zeising abstained due to her absence of that meeting; motion passed.

4. Director/Commission Communications

Discussion between the Commissioners regarding the location of the Planning and Zoning meetings. Most felt that it would be a benefit to the public to have the hearing in the area where the zoning issues are located (Globe vs. Payson). There was discussion on video conference and telephone conference. Staff was instructed to look into these possibilities.

5. AGCHO-07-01 Amendment to the Gila County Hearing Officer Rules of Procedure:

Margie Chapman, Code Compliance Supervisor, introduced this item to the Commission. She stated that they deal with junk, building without permits and sanitary issues. Gila County is currently looking for a Hearing Officer to replace Art Atonna.

Commissioner Travis Williams asked what the qualifications for a Hearing Officer were. Director, Bob Gould responded that they have been looking for an attorney or retired judge but that was not necessarily a qualification.

After much discussion, it was determined that the Rules of Procedure will be amended to define violator, clarify the right to postpone and create the document to be gender neutral. Commissioner Renee Zeising motioned to table this item until the next regularly scheduled meeting, (June 21st, 2007). Commissioner Jack Larimore seconded the motion; motion passed unanimously.

Commission requested a break @ 11:05 am. Meeting into session 11:15 am.

6. CPA-07-01 Stodghill, Dee Dee: Request to amend the Gila County Comprehensive Master Plan on Gila County Tax Assessor Parcel 301-05-013A. Property owner is requesting Heavy Commercial from Residential 1 to 2 du/ac to allow the continued use of aggregate material storage and have the trucks pull through the property. Parcel is approximately 1.31 (+-) ac. The front portion of the property is zoned C3 with the rear portion zoned R1-D12.

After introduction from Director, Robert Gould, he read some of the concerns from letters sent in from the neighborhood. He gave the commission no recommendation at this time.

Chairman Don Ascoli had visited the property and passed out pictures for the commission to view.

Applicant, Dee Dee Stodghill handed out pictures for the commission to view. She pointed out the area that they would like to use for the trucks to pull through. She stated that they are not looking at changing the area where the product is stored. They just want to be able to pull their trucks through and possibly build an office.

Owner, Travis Stodghill stated that they do not plan to expand, nor do they intend to have more storage of product.

After much discussion between the commission and the applicant, the chairman opened discussion up for public comment.

Gary William stated that he was concerned with noise, cramped area and the safety of the children. He stated that dirt piles are magnets for children. He further asked that if approved, who will monitor that they do not expand or store more product or equipment.

Director Bob Gould, stated that even if this is denied, owner can still continue to use his property as he is now.

Dennis Loyd stated that he had no animosity towards the Stodghills but stated that there is a reason for zoning to exist and this use does not fit in with the area.

Mr. Loyd stated that once zoning is changed, it is changed-even if they sell it.

Director Bob Gould stated that he would like to see the owner and the neighbors mitigate some of the concerns and stated that mixed use is appropriate for this area.

Commission Travis Williams motioned to recommend denial to the Board of Supervisors, Commissioner Ron Christensen seconded the motion; motion passed unanimously.

7. LURPP: Land Use and Resource Policy Plan

Director Robert Gould stated that this policy was adopted in 1997. The purpose of the plan is to deal with public agencies. He continued by asking the commission where they wanted it to go from here; annual review has not been completed for years.

Commissioner Ron Christensen stated that he knew that the county had mou's (memorandums of understanding) when he was Supervisor for Gila County.

Commission agreed to discuss this item in work session with the Board of Supervisors.

8. Workshop to be scheduled with the Gila County Board of Supervisors:

Chairman Don Ascoli stated that he is requesting a work session with the Board of Supervisors and asked the commission for suggestions on dates and topics.

The commission agreed that July would be good for most of them to meet. Topics of discussion were: The Comprehensive Master Plan, development improvement fees, Proposition 207 and the Zoning Ordinance, LURPP, staffing and educating the public and permitting.

Chairman Ascoli suggested the commission email any other topics to Bob Gould or staff so that a list could be compiled.

9. Adjournment

Commissioner Mickie Nye motioned to adjourn, seconded by Commissioner Renee Zeising. Meeting adjourned at 12:55 pm.