

Gila County Planning and Zoning Commission
May 15, 2008
Roosevelt Lake Visitor's Center
Hwy 188, Mile Post 243, Roosevelt, AZ
DRAFT

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by Chairman, Don Ascoli at 10:25 am due to the Board of Adjustment Hearings scheduled at the same location.

2. Roll Call

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

3. Review and Approval of Minutes

No corrections or additions to the minutes, motion was made by Commissioner Rose Harper to approve and it was seconded by Commissioner Renee Zeising; motion passed unanimously.

4. Director/Commission Communications

Bob Gould, Director of Community Development stated that the inadequacy of the current codes is proposing problems heard by the Board of Adjustment and Appeals. He stated that he would like to draft some recommended changes and present to the Commission at the next meeting.

5. The Village at Christopher Creek: Preliminary Plat for proposed 25 residential lots on Gila County Tax Assessor's Parcel 303-08-005 located south of Highway 260 in Christopher Creek, AZ. Property is zoned TR (Transitional Residential) and is approximately 23.10 acres (+-).

Bob Gould, Director of Community Development introduced this item to the Commission. He stated that the average lot size proposed is 7200 sq. ft with 17.81 acres proposed for open space. Portions of Lots 21, 22 & 23 are depicted within Christopher Creek. The main point of ingress and egress will be from Highway 260. There is an auxiliary access point from Ashby Apple Drive that may be available for this project. The street within the development will be private under the responsibility of the HOA. There will be a one way (14 foot wide) loop drive providing access to the residential units. Lots 11 and 12 are affected by the 100 year floodplain and lots 13 thru 25 are affected by the 100 year floodplain *and* floodway and will require significant engineering analysis.

Mr. Gould introduced Ralph Bossert, Engineer with Tetra Tech. Mr. Bossert stated that this was proposed to be a 25 lot single family development but the owner is considering townhouses or condos instead. He stated that the road will be private, with a twenty four foot width but only fourteen feet of the road will be paved. Currently there are cabins located on the property. Cabins will be removed to another location. Each lot will have a minimum of two parking spaces.

After discussion between the Commission, Director of Community Development (Bob Gould), Mr. Bossert and Mr. Cheney it was determined that most of the questions asked would be answered when the Final Plat was submitted.

Vice Chairperson, Lori Brown removed herself from voting due to being a subcontractor and stating that it would be a conflict of interest.

Commissioner Renee Zeising stated that she'd had some concerns with the project but contacted another realtor and now felt that the project was very well planned.

Chairman Don Ascoli opened the meeting for public comment. Mr. Jeff Daniels spoke on behalf of the water issues. He stated that water restrictions have not been implemented for the last three years.

With no one else wanting to speak, Chairman Ascoli closed public comments and asked for a motion.

Commissioner Ron Christensen motioned to approve the Preliminary Plat with staff recommendations, Commissioner Rose Harper seconded the motion and the motion passed unanimously.

Staff recommendations:

- The acquisition of the additional rights of way on Highway 260 shall be completed prior to sending the final plat to the Board of Supervisors.
- Lots one thru ten shall provide individualized grading, drainage and erosion control plan by a registered engineer prior to obtaining building permits.
- Lots 14 and 22 be redefined to meet minimum standards for lot size in this district or other options available to bring this into compliance.
- Tract "B" Natural Area Open Space be defined for the extremely steep south portion of this subdivision (specifically all property at and above 5,755 ft and no development shall be permitted)
- The developer shall acquire an emergency access easement to utilize Ashby Apple Road
- #1 states that the area within the lots that are outside the building shall be common open space. Either this note needs to be removed or the final plat should be submitted as a condominium plat. Submitting the final plat as a condominium plat will also deal more effectively with the creek and floodplain/floodway issues.
- The developer will obtain an ATC for the wastewater system prior to approval of the final plat
- The developer shall provide street lighting per our subdivision regulations or as recommended by Public Works
- The developer must demonstrate the legal and practical capability of operating a water system at the time of final plat or obtain a letter from Utility Systems stating that they are willing and able to provide water services prior to final plat approval.

6. Date and Time for the next scheduled meeting

The next meeting will be held in Star Valley at the Gila County Maintenance Yard on June 19th, 2008.

7. Report from Sub-Committees:

Public Awareness-Commissioner Jay Spehar has drafted a flier. Commissioner Travis Williams asked that the Commission review and email any changes to Mr. Spehar.

Incentives-Travis Williams reported that there are several organizations working on the same project and felt that this committee was not necessary. He suggested they dissolve this committee. Commissioner Lori Brown motioned to dissolve the committee and Commissioner Renee Zeising seconded; motion passed unanimously. Commissioner Ron Christensen stated that incentives can be a treacherous path.

Zoning Ordinance-Bob Gould, Director of Community Development reported that this committee will be traveling to Tucson to visit the Civano Development.

LURPP-Commissioner Ron Christensen reported that they'd met in Claypool and they'd received a copy of the federal regulations and stated that there's a lot of work to be done. They will be meeting again in June.

Zoning for Young-Commissioner Renee Zeising reported that Commissioner Lori Brown, Commissioner Ron Christensen and the Director of Community Development, Bob Gould had visited Young. Commissioner Zeising stated that they need to educate the community.

Bob Gould, Director of Community Development stated that the community could be zoned by creating zoning districts based on what the community wanted.

Commissioner Christensen stated that the community is going to grow and if it is not zoned and planned, someone will come in and take advantage of it.

Commissioner Williams asked if the county could go in and zone it. Director, Bob Gould replied that he believed they could. He further stated that he would get the statute for the next meeting and they could discuss it.

Commissioner Lori Brown resigned from being on this committee. Commissioner Travis Williams and Commissioner Rose Harper were appointed to this committee.

8. Adjourn

Commissioner Jack Larimore motioned to adjourn, seconded by Commissioner Renee Zeising; motion unanimously passed and the meeting adjourned at 12:10.