

MINUTES OF THE GILA COUNTY PLANNING AND ZONING COMMISSION

November 16, 2006

Approved 2/15/07

1. Call to Order/Pledge of Allegiance

Meeting of the Gila County Planning and Zoning Commission was called to order by Chairman Don Ascoli.

Chairman Ascoli led the Pledge of Allegiance.

2. Chairman had roll call: Travis Williams, Lori Brown, Don Ascoli, Ron Christensen, Renee Zeising, and Jay Spehar were present.

Absent: Mark Famusa and Jack Larimore

Staff present: Robert A. Gould, Director/Planning and Zoning Manager; Beverly Valenzuela, Planning Tech

3. Review and Approval of Minutes

Motion was made by Commissioner Renee Zeising to approve the minutes of October 19th, 2006 (with one correction); motion seconded by Commissioner Ron Christensen; minutes were approved unanimously.

4. Director/Commission Communications

Director, Robert A. Gould stated that he will be bringing the Community Development Department Assessment to the Planning and Zoning Commission in January.

Chairman Ascoli commented on the Boards and Commissions Conference held November 3rd, 2006 in Phoenix. Chairman Ascoli, Vice-Chairperson Lori Brown and Commissioner Travis Williams attended the conference. All stated that the conference was very informative and well worth attending.

Chairman Ascoli stated that he is in contact with Supervisor Sanchez' office and would like to set up a meeting between the Commission and the Board of Supervisors to discuss the Supervisors expectations.

5. Amendment to the Zoning Ordinance T-District:

Robert A. Gould, Planning and Zoning Manager, introduced this item to the Commission. He stated that this change will allow staff to review/approve mobile home developments and RV Parks. He continued by stating that it will not change the rezoning process; if a development needs rezoning, that will still come through the Commission and the Board of Supervisors.

After some discussion between the Commission and the Planning Manager regarding permanent ownership vs. rental space and discussion between fabricated, modular and mobile homes, the Chairman opened the meeting up for public comment.

Hearing no comments from the public, Chairman asked for a motion; Commissioner Ron Christensen motioned to approve the amendment and Vice-Chairperson Lori Brown seconded the motion. Motion unanimously passed.

6. Amendment to the Minor Land Division Ordinance:

Robert A. Gould, Planning and Zoning Manager, introduced this item to the Commission. He stated that easements will be included on the maps to be recorded, surveyors will be responsible to make sure that there is access to the property, fee's are asked to be modified (\$600 fee is non-refundable and is to cover the costs of processing the application). He explained the process to the Commission and stated that most maps do not get approved on the first review.

Commissioner Renee Zeising stated that she felt that \$600 is excessive; she found \$500 reasonable.

Commissioner Travis Williams stated that he felt should be according to how many lots are being created; he did not feel that \$600 was excessive it that was what the County needed in order to recover their costs.

After some discussion regarding legal access "Any internal easement for ingress or egress created as a result of a minor land division shall be a minimum of twenty four (24) feet in width"; it will now read "Any internal easement for ingress or egress created as a result of a minor land division shall be a minimum of twenty four (24) **unobstructed** feet in width."

Chairman Ascoli opened the meeting for public comment; hearing none, a motion was called for. Commissioner Renee Zeising moved to approve the amendment w/corrections and change fee to \$500 plus \$50 for each additional lot. Commissioner Ron Christensen seconded the motion; motion passed unanimously.

7 & 8. CPA-06-1 Comprehensive Plan Amendment and Z-06-07 J & B Trucking (Owner), Joe Gore (Applicant): A request to amend Figure 2.1 from Land Use Classification Residential 2 - 3.5 du/ac to Mixed Use for the purpose of accommodating rezoning application Z-06-07. Property is off of Bixby Road in Wheatfields, AZ. and is approximately 20.03 acres (+-); Gila County assessors Parcels 205-03-008A, B, C, D & E; Section 9, T1N, R15E of the G&SRM, Globe, AZ.

Z-06-07 J & B Trucking (owner); Joe Gore (applicant): A request to rezone Gila County Assessors Parcel 205-03-008A, B and E from R1 (Residence One) to C3 (Commercial Three) to allow construction of a 75 x 100' steel building to be used for maintenance/management of trucking company. Company has approximately twenty two (22) trucks and trailers. Trucks will be maintained and packed at this location. Hours of operation will be dictated by need, 8 am to 5 pm regularly, but in the event of an emergency 24 hour operation may exist. Property is located off of Bixby Road in the Wheatfields area and is approximately 13.32 acres (+-); Sec.9, T1N, R15E of the G&SRM, Globe, AZ.

Director/Planning and Zoning Manager Bob Gould introduced these items and recommended approval. This property is surrounded by Cyprus property.

Commissioner Jay Spehar stated that he served on the Gila County Comprehensive Master Plan Committee and they felt that this was a zoning oversight. This property has good access and trucking is very compatible.

Chairman Ascoli opened the meeting for public comment. Brenda Gore, President of J & B Trucking stated that they have been in the area since 1970. She further stated that this is part of their expansion. Her son and his family reside on one parcel and her daughter and family reside on another parcel. This provides on site security.

Chairman called for a motion; Commissioner Ron Christensen moved to approve CPA-06-1, seconded by Commissioner Jay Spehar; motion passed unanimously.

Commissioner Jay Spehar moved to approve Z-06-07 (from R1 to C3), Commissioner Renee Zeising seconded the motion; motion passed unanimously.

9. Board of Adjustment/Planning and Zoning Calendar for 2007.

No comments or discussion; Commissioner Ron Christensen moved to approve the Board of Adjustment/Planning and Zoning 2007 Calendar, Vice-Chairperson Lori Brown seconded the motion; motion passed unanimously.

10. Adjourn

Meeting adjourned at 11:25 am.

