



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**
**Due to a lack of a quorum the meeting was
Rescheduled from July 18, 2013 to
Thursday, August 1, 2013**
Gila County Courthouse
Board of Supervisors Hearing Room
1400 East Ash Street, Globe, AZ.
10:00 am

REGULAR MEETING

1. Call to Order

Chairman-Mickie Nye called the meeting to order at 10:05 am.

2. Pledge of Allegiance

The Pledge of Allegiance was lead by Planning and Zoning Commissioner Travis Williams.

3. Roll Call: Mickie Nye-Chairman, ~~Lori Brown-Vice Chairman~~, Jack Larimore, Dawn Brunson, Randy Slapnicka, Jay Spehar, Travis Williams, Mary Lou Myers and ~~Ray Jones~~

4. Review and Approval of Planning and Zoning Minutes for June 20, 2013

Motion was made by Commissioner Mary Lou Myers to approve the minutes as written. The motion was seconded by Planning and Zoning Commissioner Jack Larimore. The minutes were unanimously approved.

5. Director / Commission Communications: Gila County Community Development Director Bob Gould updated the commission on the UDC (Unified Development Code) and stated that this item would be brought back to the commission due to many changes due to errors and items left off. He stated that staff is going through this document page by page and is hoping to bring this item back in September.

INFORMATION / DISCUSSION /ACTION
PUBLIC HEARING

6. **CUP-13-01 Fewell, Kevin:** Application for a Conditional Use Permit for construction of well house/shop to protect well equipment and provide tool & supply storage for the construction of a residence. Property is located at 641 N. Jack Mountain Loop, Rose Creek Area-Hwy 288, Globe, AZ. on Gila County Tax Parcel 202-14-056B. Property is currently zoned R1L-D40.

Community Development Director-Bob Gould stated that this parcel is in a remote area outside of Rose Creek Ranch Subdivision and stated that his only concern is that the owners will be using a generator. The purpose of the application is to obtain approval to establish an accessory use prior to the establishment of a primary use. The normal requirement is that we do not permit accessory uses until such time as the primary use has been permitted; this regulation has been addressed with the proposed UDC changes. He further stated that the use of a generator will be facing the hillside and that will muffle the noise from the neighbors.

Mr. Gould stated that the neighbors within 300' were noticed and that he has not received any comments. He stated that he suggests that the Planning and Zoning Commission recommend approval with the condition that the permit would expire in 12 months, but Mr. Fewell could ask for an extension.

Mr. Fewell stated that he anticipates submitting his plans for the house and building it within the year.

Chairman-Mickie Nye opened the meeting for public comment; no comment, public meeting portion was closed.

Motion to approve the application for a conditional use permit along with the conditions recommended by staff was made by Commissioner Travis Williams, motion seconded by Commissioner Jack Larimore; motion unanimously passed.

7. ZOA-13-01 Gila County Fee Schedule: Item tabled from the June 20, 2013 meeting. Consideration for the amendment of current fees for Planning and Zoning applications, inspections and permits.

Mr. Gould stated that the Planning and Zoning Fees have not been amended since approximately 1998; except for the minor land division fees and those are remaining the same. Bob Gould went over the Planning and Zoning fees, stated that these figures were based on what it is costing the county and compared to what other counties are charging. He also stated that we do not want to charge more than what it costs us to do the job.

Commissioner Randy Slapnicka stated that 3% of the county land is private and stated that he supported the fee amendment. He stated that he felt they needed to support Bob Gould and help him keep his staff. Commissioner Mary Lou Myers stated that she supported what Commissioner Randy Slapnicka stated.

Community Development Director-Bob Gould stated that County Manager-Don McDaniel is concerned with the fees and stated that we are not going to affect development with the fees.

Commissioner Jay Spehar asked if he had direction to the adequacy or inadequacy of staff; to which Mr. Gould replied that in 2005 he had a staff of 23 and is now down to 16 people do to attrition but is grateful that staff has stepped up to fill in.

Commissioner Travis Williams stated that he felt that we did not need to keep the same fees as Maricopa County.

Commissioner Randy Slapnicka stated that if this were a business we would be out of business and stated that he wanted to give Community Development Director-Bob Gould support and suggested reviewing the fees every 3-5 years and move forward.

More discussion ensued between the commissioners and Mickie Nye asked for a motion. Commissioner Randy Slapnicka moved to recommend amending the Planning and Zoning Fees to the Board of Supervisors, the motion was seconded by Commissioner Mary Lou Myers. The motion failed with 3 ayes, 2 nays and 2 abstentions. (See attached list of proposed fees)

Aye: Randy Slapnick, Mary Lou Myers and Dawn Brunson

Nay: Travis Williams and Jay Spehar

Abstentions: Mickie Nye and Jack Larimore

Community Development Director-Bob Gould asked the commission if they would consider recommending to the Board of Supervisors 50% of what is being proposed. After much discussion between the commission and Bob Gould, Chairman-Mickie Nye stated that the item had failed and Mr. Gould could bring it back to them at a future date. Bob Gould stated that he would talk to the County Manager and see how he wanted Mr. Gould to proceed.

8. ZOA-13-01 Gila County Fee Schedule: Item tabled from the June 20, 2013 meeting. Consideration for the amendment of current fees for Wastewater applications, inspections and permits.

Commissioner Mary Lou Myers motioned to approve the wastewater fees as submitted, motion was seconded by Commissioner Dawn Brunson; motion unanimously passed.

9. ZOA-13-01 Gila County Fee Schedule: Item tabled from the June 20, 2013 meeting. Consideration for the amendment of current fees for Floodplain applications, inspections and permits.

Bob Gould-Director of Community Development, stated that currently there are no fees for flood plain services.

The commission asked Darde DeRoulac to clarify CLOMR/LOMMR and asked what was required for the \$2500 Hydrology and hydraulic model review (HEC-RAS, 2D-modal, etc). Commissioner Jay Spehar stated that his concern was if projects were created equal, example: fees are flat rates whether an entire subdivision vs. someone putting in some flood control. Mr. DeRoulac stated that he was trying to avoid bookkeeping and time tracking and concerned that the applicant would not know what the fees are until the review is complete.

Chairman-Mickie Nye stated that he felt that the commission was concerned with the \$2500 and \$3000 fees. Mr. DeRoulac stated that he did not have a problem if the commission removed those fees and addressed them at a later time. Commissioner Jay Spehar suggested staff look at those 4 digit fees and ask if it was fair for the homeowner trying to protect his property to be subsidizing the developer of a 100 lot subdivision and see if there is a more equitable way to allocate costs.

Commissioner Travis Williams recommended the commission approve the fees but reduce the Hydrology and hydraulic model review fees from \$2500 to \$750 and the CLORM/LOMMR from \$3000 to \$750 with staff proposing new fees for larger entities at a later time.

Commissioner Jay Spehar motioned to approve the flood plain schedule except for the Hydrology and hydraulic model review (HEC-RAS, 2D-modal, etc) and that be reduced from \$2500 to \$750 and the CLOMR/LOMMR review (MT2) including hydrology/hydraulic model review be reduced from \$3000 to \$750, motion was seconded by Commissioner Travis Williams; motion unanimously passed.

10. Adjournment

Motion to adjourn was made by Commissioner Jack Larimore and seconded by Commissioner Jay Spehar. The meeting adjourned at 11:30 am.