



MINUTES OF THE GILA COUNTY PLANNING & ZONING COMMISSION

Meeting of September 27, 2012 **APPROVED 2/28/13**

Gila County Board of Supervisors Conference Room located at 608 E. Highway 260, Payson, AZ

1. Called to order; Chairman Don Ascoli called the meeting to order at 10:00 am.
2. Pledge of Allegiance: The Pledge of Allegiance was lead by Chairman Don Ascoli.
3. Roll Call: Chairman-Don Ascoli (present)
Vice Chairman-Lori Brown (present)
Members present: Travis Williams, Randy Slapnicka and Mary Lou Myers
Absent: Mickie Nye, Jack Larimore, Jay Spehar & Ronnie McDaniel

Staff Present: Robert Gould-Director of Community Development, Angela Parker-Payson Office Manager/Planner and Beverly Valenzuela-Exec. Admin. Asst.
4. Review and Approval of Planning and Zoning Minutes for August 16, 2012
Commissioner Travis Williams motioned to approve the minutes, Vice-Chairman Lori Brown seconded the motion, the minutes were unanimously approved.
5. Director/Commission Communication
 - a) Unified Development Code – Community Development Director-Bob Gould stated that he had put together a small group of staff to review the review UDC for errors and have already found a few. The UDC will be presented to the commission again once corrections have been completed and look to take it to the Board of Supervisors in January 2013.
 - b) Update on Lake View Mobile Home Park – Community Development Director-Bob Gould stated that Wastewater Manager-Jake Garrett received the information handed out to them from ADEQ and stated that the operating system is working fine, the only issue is with the paper work and ADEQ has requested a meeting with the forest service within the next thirty days. Chairman Don Ascoli requested that copies of the handouts be sent to the absent commissioners; the information will be mailed to them with the next packet. Chairman Ascoli stated that he has been working with the park, talking to the forest service and are hoping to make the property private property through the Townsite Act.
6. CPA-12-01 filed by Robert VerHeyen, agent for owner, J Pak Revocable Living Trust: Requesting amendment to the Comprehensive Master Plan from Residential to Neighborhood Commercial. The subject property address is 6261 W. Hardscrabble Mesa Drive, Pine, AZ; Gila County Tax Assessor's Parcel 301-21-046. This agenda item is being brought back to the commission because C2 zoning as requested and approved by the commission at the August 16th, 2012 meeting is not allowed in the Comprehensive Master Plan as Neighborhood Commercial *and*
7. Z-12-01 filed by Robert VerHeyen, agent for owner, J Pak Revocable Living Trust: Requesting rezoning from R1-D8 to TR (Transitional Residential). The subject property address is 6261 W. Hardscrabble Mesa Drive, Pine, AZ; Gila County Tax Assessor's Parcel 301-21-046. This agenda item is being brought back to the commission because C2 zoning as requested and approved by the commission at the August 16th, 2012 meeting is not allowed in the Comprehensive Master Plan as Neighborhood Commercial.

Community Development Director Bob Gould introduced this item and stated that the commission has already approved both these items but it has not been presented to the Board of Supervisors and stated that they are being presented to them again because there was a mistake; C2 zoning was not a permitted zoning district within the neighborhood commercial district in the Comprehensive Master Plan. He further stated that they have two options 1) Amend the Comprehensive Master Plan or 2) Amend the rezoning. He stated that he researched the neighboring properties and stated that they were zoned C2 prior to adoption of the Comprehensive Master Plan but would fit in with the TR District. Bob Gould stated that procedures were followed and rezoning to TR is totally legal. Application CPA-12-01 was on here again because the two applications are tied together.

After some discussion between the commission and Director-Bob Gould, the meeting was opened for public comment. Robert VerHeyen (applicant) stated that he resides at 15656 N. 18th Street in Portal IV. Mr. VerHeyen showed the commission pictures of the property and stated that this is a corridor that is visited by a lot of people and is not sure what type of business will be going in as the property will be leased out.

Mr. Gould stated that in C2 zoning even a Wal-Mart would be allowed; of course in that area there is not a lot big enough for one and stated that the zoning allowed in Neighborhood Commercial (in the Comprehensive Master Plan) allows *CI, PAD & TR*.

After some discussion between the commission and the applicant Chairman Ascoli stated that the commission encourages businesses.

J Pak, owner of the parcel, stated that Pine is a small community, the commission needs to consider what will happen tomorrow as there are a lot of businesses that do not comply; Director Robert Gould stated that something is done when a complaint is received by our department.

The applicant-Robert VerHeyen stated that TR zoning would be okay for zoning.

The public hearing portion of the meeting was closed and Vice Chairman Lori Brown motioned to recommend approval of CPA-12-01 and Z-12-01 with the following recommendations:

1. The south and west property lines shall be screened from residential areas by a six foot high fence, wall or landscape screen, approved by the Planning & Zoning Director.
2. Parking shall be paved, or an alternative method of dust control must be approved by the Planning & Zoning Director.
3. A Development Plan shall be submitted before building permits can be obtained for the commercial use.
4. If the property is not put into use as a commercial business within three years, it may revert back to the R1 zoning.
5. Access to Lamina Lane shall not be blocked for any reason.

Commission member Travis Williams seconded the motion; motion was unanimously passed.

The September 27th, 2012 meeting of the Planning and Zoning Commission adjourned at 10:56.