

Planning & Zoning Meeting
May 16, 2013

Call to order at 10:00 AM by Mickie Nye.

Pledge of Allegiance led by Dawn Brunson.

Present at Rollcall: Mickie Nye, Dawn Brunson, Travis Williams, and Ray Jones in Globe. Mary Lou Myers was present in Payson. Jake Garrett and Margie Chapman were also in Payson. Mickie Nye asked Dawn Brunson to introduce herself. Mickie Nye asked Ray Jones to introduce himself.

Mickie Nye asked Payson about sound quality.

On review and approval of minutes for February 28, 2013, Mickie Nye pointed out that Lori Brown was not present at the meeting and so could not have seconded the motion to adjourn. Mary Lou Myers confirmed that she had seconded the motion. Mary Lou Myers moved to change the minutes. Travis Williams seconded the motion. Mickie Nye proclaimed the vote unanimous.

Bob Gould spoke. He will not be displaying a PowerPoint presentation because Payson would not see it. Fee Study will be discussed at the June meeting. We need public participation. Public comment is allowed on the website for the UDC. Received 1,395 comments. None are readable. IT believes it is spam.

Mickie Nye called for comments. Ray Jones asked where the June 20th meeting would be held. Mickie Nye stated that Don Ascoli deserves a plaque for his years of service.

Bob Gould discussed timeframes for the Comprehensive Plan and stated he will get commission members a draft of the Payson Comprehensive Plan.

Mickie Nye stated he planned to discuss with the County Manager other issues the commission could become involved with to bring growth to Gila County, i.e. development near Roosevelt, state land in Globe or use of the Townsite Act.

Item 6 Comprehensive Plan by Bob Gould

Bob Gould reviewed applicable state laws and stated the Comprehensive Plan needs to be implemented. The amendment process needs to be changed. The Commission needs to review the Comprehensive Plan to understand the process. After the Unified Development Code is completed, the Commission will start on the Comprehensive plan.

Bob Gould reviewed ARS 11-804. Paragraph A is mandatory. Paragraphs B & C are optional for counties the size of Gila County.

Dawn Brunson asked about the population size of Gila County and Paragraph B – Circulation.

Bob Gould said Public Works plans for transportation, but Gila County's population is too small for mass transit. We can discuss parks and walkways. Lack of infrastructure such as sewers is a big issue. Land uses and circulation may be in the new Comprehensive Plan.

Bob Gould stated he has trouble understanding a part of Paragraph D. Preserving open space is defined as one residence per acre. 10-acre minimums are needed to preserve ranching.

Mickie Nye pointed out that a casino planned near Dudleyville (Pinal County) will increase development in ranching areas in the southern part of the county. Jake Garrett asked, "Where is Dudleyville?"

Bob Gould stated economic development is important.

Ray Jones stated the problem with economic development is that the first thing they do is hire an economic development director.

Bob Gould stated it is best to work with existing businesses.

Dawn Brunson stated it is best to provide better support for existing business.

Ray Jones added that you need to get a developer who wants to do something and is willing to invest money.

Bob Gould commented on Dave Thomas who started the Rose Creek development. Thomas thought about developing Roosevelt and told him the county needs to get more land.

Bob Gould stated a summary of earlier statements about the Comprehensive Plan. Public comment is required. There is a 60-day review period to get public comments. The draft needs to be sent to various agencies. July 1, 2015 is the expiration date. Bob Gould gave background on the extension of the expiration date (two years).

Ray Jones pointed out that we can re-adopt the existing Comprehensive Plan with new dates.

Bob Gould continued. Gila County has no airports in its jurisdiction. It does have state land and so must work with the State Land Department. We will get into this at the next meeting and July meeting.

Mickie Nye will talk to Supervisor Marcanti to determine how he would like the Commission to proceed.

Dawn Brunson asked if the Comprehensive Plan was on the website.

Bob Gould said it was and told her how to find it. Public participation is a priority. A working committee such as what Payson had may help.

Mickie Nye asked Mary Lou Myers if she had comments. She did not.

10:45 AM Item 7 Fee Study Bob Gould

Bob Gould stated there were changes since the last meeting. He discussed ARS 11-251. Authority comes from this statute. Paragraph B states that fees can't be higher than costs.

Staff report page 5. What revenues would have been with higher fees.

Page 9 Proposed fees. Bob Gould pointed out lower Minor Land Division fees.

Page 10 Floodplain fees.

Ray Jones commented on no current fees.

Dawn Brunson asked whom the identity of the engineer is as listed under floodplain fees.

Bob Gould identified him as Darde DeRoulhac

Ray Jones views the fees as too low.

Mary Lou Myers said the County used to charge fees for flood maps

Jake Garrett stated a \$10.00 fee used to be charged.

Travis Williams is against fees, but believes the fees are too low

Dawn Brunson pointed out that if you ask for a copy of an existing flood report, its creation is already paid for and involves little cost.

Mickie Nye is against an increase in fees.

Dawn Brunson is against an increase in fees.

Bob Gould stated fees relate to cost. Community Development has gone from 23 to 16 people.

If business picks up, the department will need revenue to cover the cost of the added workload.

Fees are critical.

Mickie Nye said the cost to build a home should not be paid by taxes (General Fund).

Travis Williams stated the fees are reasonable if building a house, but make the fees mean something.

Bob Gould will provide justification for the fees at the next meeting.

Mary Lou Myers asked what causes re-inspections.

Bob Gould said failed inspections and progress inspections.

Ray Jones discussed floodplain inspections.

Mickie Nye stated fees deter growth. \$10.00 is nothing. Why have it?

Table 6 Wastewater Fees – Bob Gould

No big changes. Jake did a cost/benefit.

Mickie Nye questioned 4.23 permit fees. \$2,100 is an increase.

Jake Garrett stated fee was \$1,800 + \$300. \$2,100 is simpler and not an increase.

Payson was disconnected. Had to reconnect to Payson.

Bob Gould asked for views for a hearing on fees.

Dawn Brunson asked if fees can still be discussed/changed.

Bob Gould said yes.

Mickie Nye asked if there were any more questions. No questions.

Item 8 Unified Development Code – Bob Gould

Bob Gould listed changes. UDC places policies being followed in writing. Minimal changes.

Mickie Nye stated changes refer to state law so when the law changes, so does the code.

Bob Gould asked for comment on changes.

No comment.

Hearing will be held on UDC.

Item 9 Election of Vice Chairman

Mickie Nye said we need a Vice Chairman.

Mary Lou Myers asked if we could nominate Lori Brown.

Travis Williams stated that Lori Brown told him that she does not want to be nominated if she is not present.

Ray Jones asked if we could table the issue because only five commissioners are present. Ray Jones made a motion to table the election. Dawn Brunson seconded the motion. Mickie Nye declared the vote unanimous. The issue is tabled.

Dawn Brunson moved to adjourn. Travis Williams seconded the motion. Mickie Nye declared the vote unanimous.

The meeting adjourned at 11:25 AM