



**MINUTES OF THE GILA COUNTY  
PLANNING AND ZONING COMMISSION HELD  
Thursday, February 20, 2014  
Gila County Payson Complex  
608 E. Hwy 260, Payson, AZ.  
10:00 am**

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**REGULAR MEETING**

1. Call to Order  
Chairman-Mickie Nye called the meeting to order at 10:15 am.
2. Pledge of Allegiance  
The Pledge of Allegiance was lead by Planning and Zoning Chairman Mickie Nye.
3. Roll Call: Mickie Nye-Chairman (Video Conference-Globe), Lori Brown-Vice Chairman, Jack Larimore (Video Conference-Globe), Dawn Brunson-Vice Chairman, Randy Slapnicka (absent), Jay Spehar (by telephone), Travis Williams, Mary Lou Myers and Ray Jones  
  
Staff: Robert Gould-Community Development Director, Margie Chapman-Code Enforcement Supervisor & Beverly Valenzuela-Executive Administrative Secretary (Video Conference-Globe)
4. No changes to the Minutes of November 21, 2013, Commissioner Ray Jones motioned to approve and Commissioner Jack Larimore seconded the motion; the minutes were unanimously approved.
5. Director / Commission Communications: Community Development Director, Bob Gould stated he had several things to report on.
  - a. Staff is reviewing RV's and RV Parks regulations for Gila County. Staff has compiled information from other counties for me to review.
  - b. Mr. Gould also reported on the progress for Lake View Mobile Home Park in Roosevelt and stated that the county will be reviewing the financial plan for a Townsite Act.
  - c. Joe Mendoza resigned and Scott Buzan is the Chief Building Official.
  - d. The Unified Development Code is no longer. Mr. Gould reported that he will move forward with changes but they will be separate documents as currently exist. He reported that the Wastewater Ordinance will be going to the Board of Supervisors within the next month. The Zoning Ordinance changes are still being reviewed.

**INFORMATION / DISCUSSION /ACTION  
PUBLIC HEARING**

6. Z-13-02 Dahling, Michael: Application request for a change in zoning from Transitional Residential (TR) to Commercial Two (C2) on Gila County Tax Assessor's Parcel 301-19-019B. Property is located at 3502 N. Hwy 87 in Pine, AZ. Approval will allow a restaurant food establishment with lodging.

Community Development Director-Bob Gould introduced this item and stated that this application is in compliance with the Comprehensive Master Plan. He stated that this application first requested C3 zoning but stated that he was not comfortable with that zoning and the applicant agreed to go with the C2 request. He stated that he did not

consider this spot zoning and zoning for the surrounding properties are either TR (Transitional Residential) or R1 (Residential. Property to the north is C3 (Commercial Three) and C2 (Commercial Two).

Mr. Gould, Community Development Director stated that there are currently two structures on the property. One of the structures will be a pizza restaurant serving beer and wine and applicant proposes to construct five cabins.

Commissioner Mary Lou Myers asked about fencing or screening to which Bob Gould replied that that was already in the codes.

Director of Community Development-Bob Gould stated that a pizza restaurant is already allowed but they want to sell beer and wine.

Commissioner Mary Lou Myers stated that she had concerns about wastewater and setbacks.

Chairman Mickie Nye opened the meeting for public comments.

David Suffritti stated that wastewater issues were already being addressed as they have hired someone to design a system. He also stated that they do not have a problem with screening on the road.

As there were no further comments or questions, Chairman Mickie Nye closed the public comment portion of the meeting.

Commissioner Mary Lou Myers motioned to approve the application with the conditions recommended by staff and add a 4<sup>th</sup> condition regarding screening, Commissioner Lori Brown seconded the motion and the motion passed unanimously.

Conditions:

1. That if the proposed uses are not installed within 18 months the Board of Supervisors, at their discretion, may take action to revert the zoning back to TR, and
2. That the applicant will address all county requirements for development approval, to include County Health Division, Wastewater Department, Building Department, Public Works Division, etc., and
3. That all lighting shall be appropriately screened to avoid potential intrusions onto residential development.
4. That the applicant shall provide an opaque fence and landscaping to buffer this commercial use from adjoining residential uses on the Old County Road.

## 7. Adjournment

A motion to adjourn was made by Commissioner Ray Jones and seconded by Commissioner Jack Larimore; meeting adjourned at 10:40 am.