AGENDA
GILA COUNTY PLANNING AND ZONING COMMISSION
Gila County Supervisors Conference Room
610 E. State Hwy 260, Payson, AZ
Community Development Conference Room
745 N. Rose Mofford Way, Globe, AZ

10:00 AM
December 20, 2018

REGULAR MEETING

1. Call to Order

2. Pledge of Allegiance

3. Roll Call: Mickie Nye-Chairman, Travis Holder-Vice Chairman, Bill Marshall, Mary Lou Myers, Randy Slapnicka, Jim Muhr, Terry Otts, Lori Brown, Pamela Griffin.

4. Review and Approval of Minutes of the Planning & Zoning Commission Hearing on October 18, 2018.

5. **Director/Planner Communication:**

   At any time during this meeting of the Planning and Zoning Commission the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

   Information/Discussion/Action:

6. **Madera Peak Estates, LLC:** Preliminary Plat Extension for Madera Peak Estates Subdivision.

   Public Hearing:

7. **Z-18-06 and Z-18-07 Thomas Weeks:** **(Z-18-06)** An application to amend the Gila County Zoning Ordinance for parcel 301-14-009A currently designated for Transitional Residential (TR) to Commercial Two District (C2). This property is located at 4102 N. AZ Hwy 87 in Pine, AZ. **(Z-18-07)** An application to amend the Gila County Zoning Ordinance for parcel 301-14-008J currently designated for Residence One District, Density District 12 (R1-D12) to Commercial Two District (C2). This property is located at 4078 N. AZ Hwy 87, in Pine, AZ.

8. Voting for Chairman and Vice-Chairman

1 9. Adjournment

MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION
Thursday, October 18, 2018
Gila County Board of Supervisors Conference Room
610 E. State Hwy 260, Payson, AZ
Gila County Board of Supervisors Hearing Room
1400 E. Ash Street, Globe, AZ
10:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 10:06 A.M. by Chairman Mickie Nye.

2. Pledge of Allegiance was led by Terry Otts.

3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Globe), Travis Holder (in Globe), Lori Brown (in Payson), Bill Marshall (in Globe), Terry Otts (in Globe) and Randy Slapnicka (in Payson). Mary Lou Myers was absent. A quorum is present.

   Community Development Staff Members Present: Scott Buzan-Director, Michelle Dahlke-Senior Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on June 21, 2018. Mickie Nye asked if there were any changes needed. Scott Buzan noted that on page 2, under agenda item number 7, siting needed to be changed to siding. Mickie Nye noted that he thought having Mary Lou Myers abstaining from her vote because of her involvement with Ray Pugel and also the fact that he served on a Board with Ray Pugel some years ago needed to put in and put at the very beginning. Lori Brown motioned that the minutes be approved with the suggested changes and Bill Marshall seconded the motion. It was unanimously approved.

5. Approval of 2019 Calendar (Meeting dates). Randy Slapnicka motioned that the 2019 Calendar of meeting dates be approved and Terry Otts seconded the motion. It was unanimously approved.

6. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

   Scott Buzan stated that Michelle Dahlke was out sick and apologized for not being here. Also, stated that the commission members whose term expires at the end of this year were being worked on to get them renewed. I want to thank those commission members who threw their hats back into the ring. Since the last meeting, we have hired a new Assistant County Manager. His name is Homero Vela. Unfortunately, he is not here today. Community Development will be reporting to him.

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Public Hearings:

7. **Z-18-05 Mark Kile:** An application to amend the Gila County Zoning Ordinance for parcel 304-30-001J currently designated for General Rural District (GR) to Rural Residential District (RR), allowing the applicant to split his parcel. This property located at 222 W. H Bar Ranch Rd. in Payson, AZ.

   Scott Buzan stated that if you recall in the minutes from our June 21st meeting, that we actually approved the very same thing in the same neighborhood. General Rural District requires a minimum lot size of 3 acres. Mr. Kile is looking to split his parcel to make two separate parcels that are less than 3 acres each. He meets the Comprehensive Plan requirements and he also held his Citizen Participation Plan Meeting, as required in our Zoning Ordinance. At the Citizen Participation Plan Meeting, only one neighbor was in attendance and their only concern was future building, not anything to do with Mr. Kile actually splitting his property. Mark Kile, the applicant, is here, if anyone has any questions for him. Staff recommends approval with the stipulation that Mr. Kile will obtain a minor land division from Community Development Department after approval from the Board of Supervisors.

   The meeting was opened to public comment. No comment from the public or the applicant, Mark Kile. The public comment portion of the meeting was closed.

   Bill Marshall motioned that agenda item number 7, Case # Z-18-05, be approved and recommend as such to the Board of Supervisors with the stipulation that Mr. Kile obtain a minor land division from Community Development Department after the final approval from the Board of Supervisors. The motion was seconded by Randy Slapnicka. The motion was unanimously approved.

8. **Michelle Dahlke:** Amendments to the Gila County Zoning Ordinance; to discuss and make a recommendation to the Board of Supervisors, amendments to Section 103 of the Gila County Zoning Ordinance, regarding general stipulations and provisions.

   Scott Buzan stated that this pertains to the current Gila County Zoning Ordinance. We are looking to start amending the ordinance and pretty much rewriting it. Right now, in a few phases, we will be bringing before you, a few items from the ordinance that need attention right now. We cleaned up some verbiage in Section 103.1. The main issue we had with that section is that it didn't allow any accessory structures in the front yard, which became quite an issue. We wanted to change it where the property owner had an option to file for an Administrative Variance. We think it gives the property owner more options to do what they wanted with their property, than just flat out saying no. We also split up accessory uses and accessory structures into two separate paragraphs. Lori Brown asked if they still have to meet setback requirements, to which Scott Buzan stated yes, they do. Randy Slapnicka asked if there was a minimum size requirement. Scott Buzan stated that no, there was not. Mickie Nye asked if these recommendations are

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being generated from Michelle Dahlke or someone else? Scott Buzan stated it was both Michelle and himself. Scott Buzan stated that the Zoning Ordinance will be brought back before the Commission again but felt this was something that needed to be taken care of sooner than later.

The meeting was opened to public comment. No public comments. The public comment portion of the meeting was closed.

Lori Brown motioned that they approve recommendation to the Board of Supervisors, agenda item number 8, amendments to Section 103 of the Gila County Zoning Ordinance. The motion was seconded by Bill Marshall. The motion was unanimously approved.

9. **Adjournment**. Lori Brown made a motion to adjourn the meeting and Travis Holder seconded the motion. The Motion to adjourn was unanimously approved at 10:28 A.M.

DRAFT

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STAFF REPORT
TO THE
PLANNING & ZONING COMMISSION

APPLICATION S-17-02

PRELIMINARY PLAT EXTENSION FOR MADERA PEAK ESTATES SUBDIVISION

S-17-02
Public Hearing
December 20, 2018
610 E. Highway 260
Payson, AZ

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I Application

Applicant Name	Madera Peak Estates, LLC
Applicant Address	5128 E. Thomas Road, Phoenix, Arizona 85018
Site Address	Address Not Yet Assigned
APN Number(s)	205-24-006X – Approximately ¼ mile west of the intersection of Highway 70 and East Saguaro Drive in the Globe area
Current Land Use	Vacant Land
Current Zoning	R1-8
Application Number	S-17-02
Proposal	Extension of Approved Preliminary Plat

II Purpose & Description

The purpose of this request is for the Planning and Zoning Commission to grant a 180-day extension to the approved Madera Peak Estates preliminary plat.

III Background

- The Planning and Zoning Commission approved the Madera Peak Estates preliminary plat on June 15, 2017.
- The final plat was submitted for staff review on January 16, 2018 but has not yet been approved.

VI Analysis

Per Section 402.01 of the Gila County Subdivision Regulations, a final plat must be submitted within 180 days of preliminary plat approval by the Planning and Zoning Commission and if one is not, the preliminary plat must be refiled as a new application and is subject to a new preliminary plat filing fee.

The Madera Peak Estates final plat was not submitted within 180 days of preliminary plat approval and Gila County Community Development staff did not enforce the deadline at the time. The final plat is fairly close to being approved by the various jurisdictions needing to sign off on various aspects of it, including the State of Arizona, Gila County and the City of Globe. This preliminary plat extension will enable the final plat to continue through the process without the applicant having to start the preliminary plat process over again.

VI Recommendation

Staff recommends that a preliminary plat extension of 180 days be approved by the Planning and Zoning Commission.

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FINAL PLAT

MADERA PEAK ESTATES

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 15 1/2 EAST,
GILA AND SALT RIVER MERIDIAN
GILA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND INCLUDED WITHIN THE PLAT SHOWN HEREON, HAVE SUBDIVIDED UNDER THE NAME OF "MADERO PEAK ESTATES", BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 15 1/2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "MADERO PEAK ESTATES"", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, PARCELS, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOTS, PARCELS, STREET AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

BY: _____

ITS: _____ DATE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____DAY OF_____, 2018, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

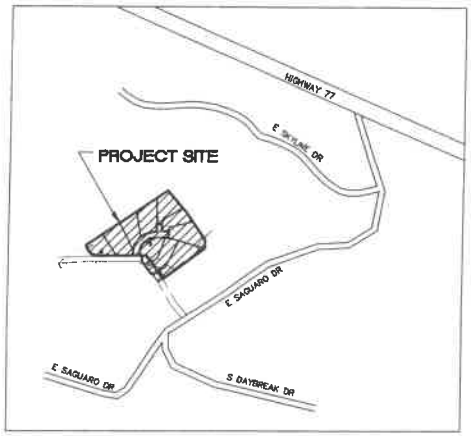
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

AREA CHART

LOT 1	18,035.9 S.F.	0.414 Ac.
LOT 2	26,878.6 S.F.	0.617 Ac.
LOT 3	19,193.2 S.F.	0.441 Ac.
LOT 4	25,211.9 S.F.	0.579 Ac.
LOT 5	22,349.0 S.F.	0.513 Ac.
LOT 6	16,906.2 S.F.	0.388 Ac.
LOT 7	28,169.0 S.F.	0.647 Ac.
LOT 8	29,615.1 S.F.	0.684 Ac.
LOT 9	19,832.0 S.F.	0.455 Ac.
LOT 10	18,654.0 S.F.	0.428 Ac.
PARCEL A	5,390.9 S.F.	0.124 Ac.
PARCEL B	13,847.6 S.F.	0.318 Ac.
TOTAL		5.608 Ac.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1, 2, 3, 4, AND 5, OF RECORD OF SURVEY AND MINOR LAND DIVISION, RECORDED MARCH 3, 2011 AS SURVEY MAP NO. 3944, BEING A PORTION OF PARCEL "B" (R.O.S. 3305, G.C.R.), BEING A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 15 1/2 EAST, GILA AND SALT RIVER MERIDIAN, GLOBE, ARIZONA.

BASIS OF BEARING

SOUTH LINE OF THIS PARCEL BEING S53°47'14"W.

BENCHMARK

TOP OF 1/2" BOLT L.S. 2842, SOUTH CORNER OF PARCEL "B". ELEVATION 3890.60'

FLOOD ZONE NOTE

THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04007C2119D (MAP DATED DECEMBER 4, 2007).

ENGINEER AND LAND SURVEYOR

DON N. ANDERSON
P.E. NO. 11289
R.L.S. NO. 16098
ANDERSON-NELSON, INC.
4143 N. 12TH STREET
SUITE 200
PHOENIX, ARIZONA 85014
PHONE: (602) 273-1850

OWNER

MARK LANDA & GLEN WOODEN
C/O LANDA & ASSOCIATES, LLC
3128 EAST THOMAS ROAD, SUITE 100
PHOENIX, AZ 85018

RECORDERS CERTIFICATE

FILED AND RECORDED AT REQUEST OF

_____

ON THIS _____DAY OF_____, 2018.

RECORDS OF GILA COUNTY, ARIZONA

BY: _____
COUNTY RECORDER

BY: _____
DEPUTY RECORDER

RECEPTION NUMBER: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THE SURVEY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2017. THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

_____
DON N. ANDERSON, JR.
R.L.S. No. 16098

BOARD OF SUPERVISORS APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF SUPERVISORS OF GILA COUNTY _____ DAY OF _____, 2018.

BY: _____
CHAIRMAN OF THE BOARD DATE

ATTEST: _____
CLERK OF THE BOARD DATE

APPROVALS

THIS PLAT WAS APPROVED BY THE COUNTY ENGINEERING DEPARTMENT GILA COUNTY, ARIZONA_____ DAY OF _____, 2018.

BY: _____

MADERA PEAK ESTATES

Anderson - Nelson, Inc.
Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology
Construction Management - Computer Services
4143 N. 12th St., Suite 200
Phoenix, Arizona 85014
(602) 273-1850
Bullhead City, AZ (928) 704-4877

REVISIONS	DATE	BY

DESIGNED DNA
DRAWN DNA
CHECKED
DATE 12/21/17

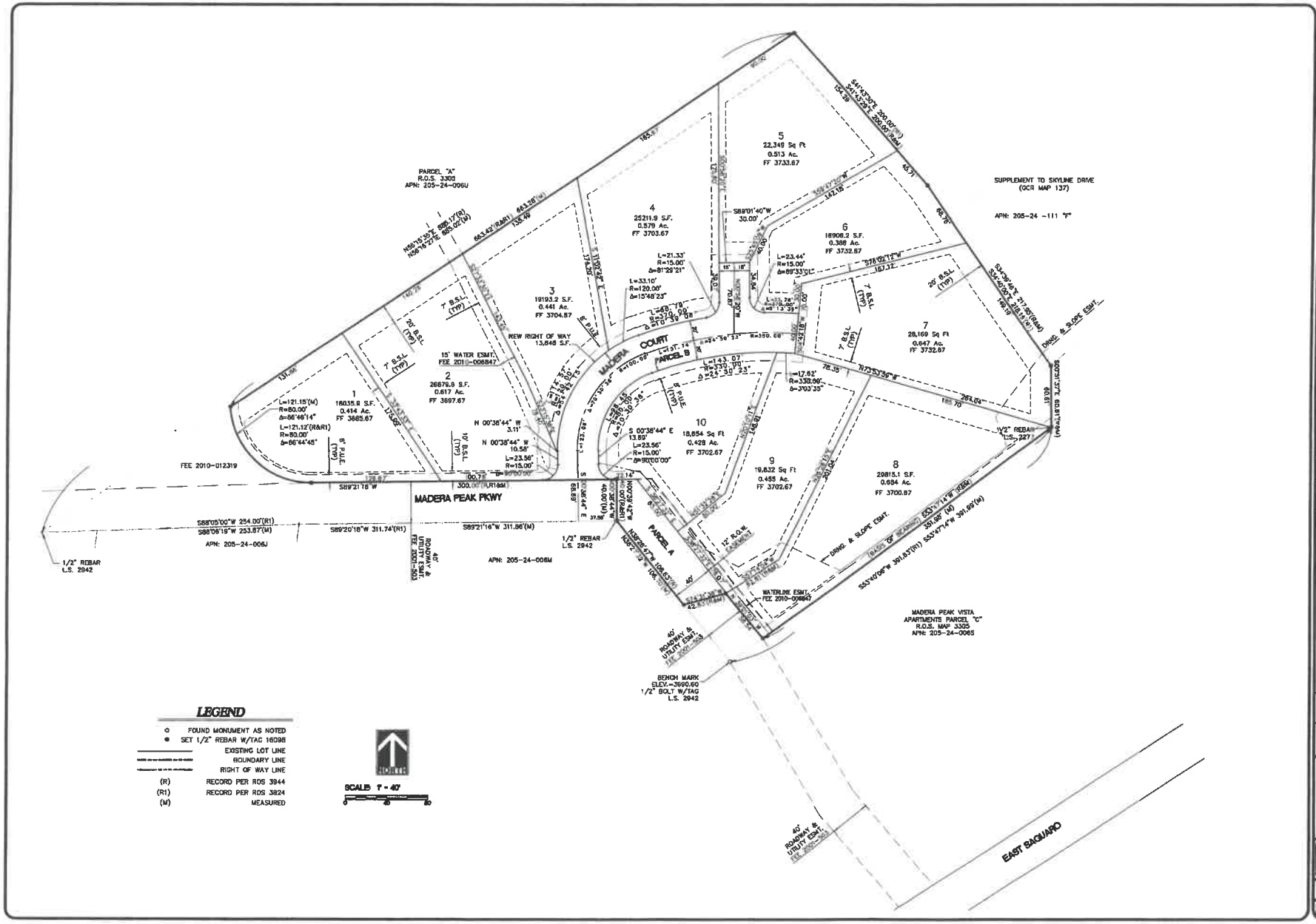
FINAL PLAT

REGISTERED LAND SURVEYOR
DON N. ANDERSON JR.
16098
PHOENIX, A
4/8/18
ARIZONA, U.S.A.
EXPIRES 03-31-20

CALL TWO WORKING DAYS BEFORE YOU DIG
1800 STAKE-IT
1 800 782-5348

SHEET 1 OF 2

PROJ.# 7978
DATE
TIME


MADERA PEAK ESTATES
Anderson - Nelson, Inc.
Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology/
Construction Management - Computer Services
4343 N. 12th St., Suite 200
Phoenix, Arizona 85014
(602) 273-1950
Bullhead City, AZ (928) 704-4677
FINAL PLAT
DESIGNED
DRAWN
APPROVED
DATE
11/21/17
REVISIONS
DATE
BY
EXPIRES 03-31-20
CALL TWO WORKING DAYS BEFORE YOU DIG
1 800 STAKE-IT
1 800 782-5348
SHEET
2 OF 2
PROJ.# 7979
FILE
PARCEL "A"
R.O.S. 3305
APN: 205-24-006U
SUPPLEMENT TO SKYLINE DRIVE
(OCR MAP 137)
APN: 205-24 -111 "F"
1
16035.9 S.F.
0.414 Ac.
FF 3685.67
2
26879.9 S.F.
0.617 Ac.
FF 3697.67
3
19193.2 S.F.
0.441 Ac.
FF 3704.67
4
25211.9 S.F.
0.579 Ac.
FF 3703.67
5
22,349 Sq Ft
0.513 Ac.
FF 3733.67
6
16906.2 S.F.
0.388 Ac.
FF 3732.67
7
28,169 Sq Ft
0.647 Ac.
FF 3732.67
8
20815.1 S.F.
0.684 Ac.
FF 3700.87
9
19,832 Sq Ft
0.455 Ac.
FF 3702.67
10
18,654 Sq Ft
0.428 Ac.
FF 3702.67
NEW RIGHT OF WAY
13,848 S.F.
15' WATER ESMT.
FEE 2010-006847
MADERA COURT
PARCEL B
PARCEL A
MADERA PEAK PKWY
FEE 2010-012319
APN: 205-24-006J
APN: 205-24-006M
1/2" REBAR
L.S. 2942
BENCH MARK
ELEV.=3990.60
1/2" BOLT W/TAG
L.S. 2942
WATERLINE ESMT.
FEE 2010-006840
MADERA PEAK VISTA
APARTMENTS PARCEL "C"
R.O.S. MAP 3305
APN: 205-24-006S
DRAIN. & SLOPE ESMT.
EAST BAGUARO
LEGEND
FOUND MONUMENT AS NOTED
SET 1/2" REBAR W/TAG 16098
EXISTING LOT LINE
BOUNDARY LINE
RIGHT OF WAY LINE
(R) RECORD PER ROS 3944
(R1) RECORD PER ROS 3824
(M) MEASURED
SCALE 1" = 40'
0 40 80

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STAFF REPORT
TO THE
PLANNING & ZONING COMMISSION

APPLICATION Z-18-06 AND Z-18-07

APPLICATIONS TO REZONE FROM TR TO C-2 AND FROM R1-D12 TO C-2

Rezoning 18-06 and 18-07
Public Hearing
December 20, 2018
610 E. Highway 260
Payson, AZ

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I Application

Applicant Name	Thomas H. Weeks
Applicant Address	P.O. Box 1390, Pine, Arizona 85544
Site Address	4102 and 4078 North Arizona Highway 87, Pine, Arizona 85544
APN Number(s)	301-14-009A and 301-14-008J
Current Land Use	Ice Manufacturing Plant/Gas Station/Convenience Store and Vacant Land
Current Zoning	Transitional Residential (TR) and Residence One – Density District 12 (R1-D12)
Current Comp Plan	Multi-Functional Corridor
Pine-Strawberry Community Plan	Multi-Functional Corridor
Application Number	Z 18-06 and Z 18-07
Proposed Zoning	Commercial Two District (C-2)

II Purpose & Description

The applicant is proposing to rezone 4102 North Arizona Highway 87 ("Parcel One") from TR to C-2 and rezone 4078 North Arizona Highway 87 ("Parcel Two") from R1-D12 to C-2. Per the applicant, the primary purpose of the rezoning request is to permit the storage of vehicles and equipment related to Parcel One onto Parcel Two. These items are currently stored on the northwestern portion of Parcel One. Secondarily, the purpose of rezoning Parcel One and Parcel Two is to have a consistent zoning designation for both. There is no intent, according to the applicant, the site plan and the project narrative provided, to change or increase the intensity of the existing use on Parcel One.

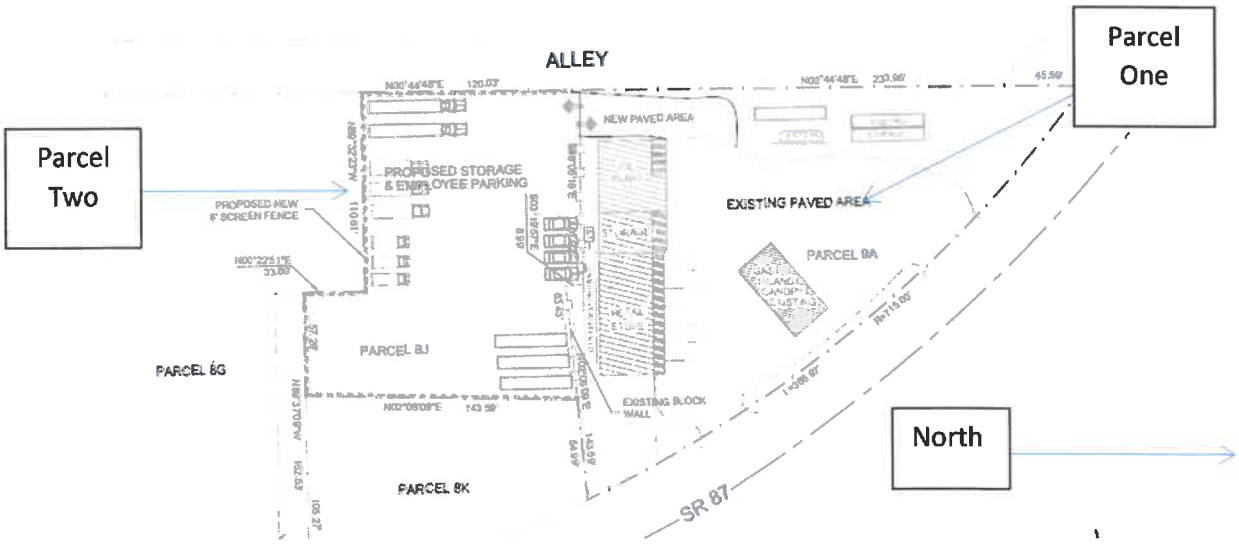

Figure 1: Site Plan for Parcel One and Parcel Two

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As depicted on the site plan, the applicant intends to store vehicles and equipment related to the ice manufacturing plant onto Parcel Two. Additionally, employee parking associated with Parcel One uses will be provided on the northern boundary of Parcel Two.

Parcel Two is currently landlocked. Proposed access between Parcel One and Parcel Two will be via a new paved drive aisle connecting the two parcels where they meet on their western boundary. There will be no other access to Parcel Two except this new connection from Parcel One. All points of ingress and egress for Parcel One will not change from what currently exists.

Parcel Two will be enclosed with a 6' tall opaque fence to screen it from the west and the south. There is already a wooden fence along the eastern boundary of Parcel Two. An existing 6' high CMU wall runs along the southern boundary of Parcel One. Per the applicant, a portion of this wall will be removed to provide a vehicular access gate between Parcel One and Parcel Two in order to close off the access between the two parcels when needed.

Figure 2: Looking North from Eastern Boundary of Parcel One

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Figure 3: Looking Northwest from Eastern Boundary of Parcel One

Figure 4: Looking West from Eastern Boundary of Parcel One

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Figure 5: Looking North from Southern Boundary of Parcel Two

Figure 6: Looking Northwest From Adjacent Property to Parcel Two

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III Background

A. Zoning History

- On February 21, 1984, the Gila County Board of Supervisors approved a rezoning from R1-D12 to Conditional Use District (CU) and a Conditional Use Permit for an ice manufacturing plant, the wholesale and retail sales of ice, fishing supplies and bait, woodstoves and accessories, and office rental space (County Case # Z-2-84). Note that Z-2-84 will remain in effect if the rezoning is approved because an ice manufacturing plant would require a Conditional Use Permit regardless of a C-2 zoning designation.

- On June 22, 1987, the Gila Board of Supervisors approved a request for a Conditional Use Permit for a gas station and convenience store (County Case No. Z-6-87). Note that Z-6-87 will also remain in effect regardless of the rezoning as gas stations require a Conditional Use Permit in the C-2 zoning district.

- Gila County changed its Zoning Ordinance zoning district designations in 1994 and eliminated the CU zoning district and replaced it with Transitional Residential which affected the zoning designation on Parcel One.

- The applicant applied for a liquor license but was informed that they could not sell liquor with TR zoning on October 1, 1998.

- The applicant applied for a rezoning from TR to C-2 zoning for Parcel One on October 5, 1998 to allow the sale of beer and wine. This request was denied by the Gila County Board of Supervisors at their December 1, 1998 meeting (Case No. Z-7-98).

B. Code Enforcement History

- Complaint received regarding ice trucks making a lot of noise. Code Enforcement Case was opened on August 3, 2006 and closed on November 1, 2011 (Case No. CP0608-030).

- Complaint received related to diesel trucks creating noise. A Code Enforcement Case was penned on July 3, 2011 and was closed on July 20, 2011 (Case No. CP1107-010).

- Complaint received pertaining to noise, lighting and alarms. A Code Enforcement Case was opened on July 19, 2016. A noise study was performed on May 17, 2017 and the results of the study were submitted on June 7, 2017. The case was closed on February 27, 2018. The noise and alarm issues were re-addressed in a letter from Staff to the applicant dated December 7, 2018.

- Complaint received regarding a spot light on top of a roof. A Code Enforcement Case was opened on September 18 2018 and was closed on December 7, 2018 (Case No. CP1809-012).

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- Complaint received related to the gas station sign remaining illuminated after 11 p.m. A Code Enforcement Case was opened on October 17, 2018 (Case No. CP1810-007). The aforementioned December 7, 2018 letter from Staff to the applicant addresses the illuminated sign violation. This complaint will remain open until confirmation that a timer has been installed on the sign and that the sign shuts off at 11:00 p.m.

IV Adjacent Property Zoning Classification

Surrounding Zoning Designation and Land Uses*:
*Note that for this purpose, both 4102 Az. Hwy. 87 and 4078 Az. Hwy. 87 are considered as one parcel

North: Arizona Highway 87 – then TR
South: R1-D12 (Bed and Breakfast)
East: Arizona Highway 87 – then TR
West: Arizona Highway 87 – then TR

V Neighborhood Outreach and Input

The applicant held a neighborhood meeting on October 30, 2018 to discuss the proposed zoning with adjacent property owners and other interested parties. The Gila County Community Development Department staff ("Staff") has received several emails from the Pine community, some of which are in support and some in opposition to the rezoning request. The main issues stated by those in opposition relate to concerns over the expansion of the ice manufacturing plant and related potential air, noise and light pollution. Enclosed to this staff report are copies of the neighborhood meeting sign in sheet and meeting summary, along with copies of letters and emails staff has received to date.

VI Analysis

In reviewing this request, Staff analyzed the Gila County Comprehensive Plan ("Comprehensive Plan") and the Pine-Strawberry Community Plan. In addition, Staff has conducted several site visits to Parcel One and Two. The following is a summary of Staff's findings with respect to the subject zoning request:

- The rezoning is compatible with the Comprehensive Plan.

  In the Pine area, the Comprehensive Plan designates Parcel One and Parcel Two, as well as properties located within approximately 200' to 300' of Arizona Highway 87 (on both sides) with a Multi-Functional Corridor land use designation. The Multi-Functional Corridor is defined in the Comprehensive Plan as "areas of the county that are located adjacent to a primary transportation route and where mixtures of land uses are desirable based upon the specific locational characteristics of the land."

  The Comprehensive Plan does not specifically list desirable land uses under the Multi-Functional Corridor description. Land uses are described as those that "respond to the unique opportunities, scale and functions that exist in the different areas of the county." It is clear from a look along Arizona Highway 87 that the uses reflect a mixture of

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commercial activity with zoning designations consistent with the Multi-Functional Corridor (i.e. C-2 and TR).

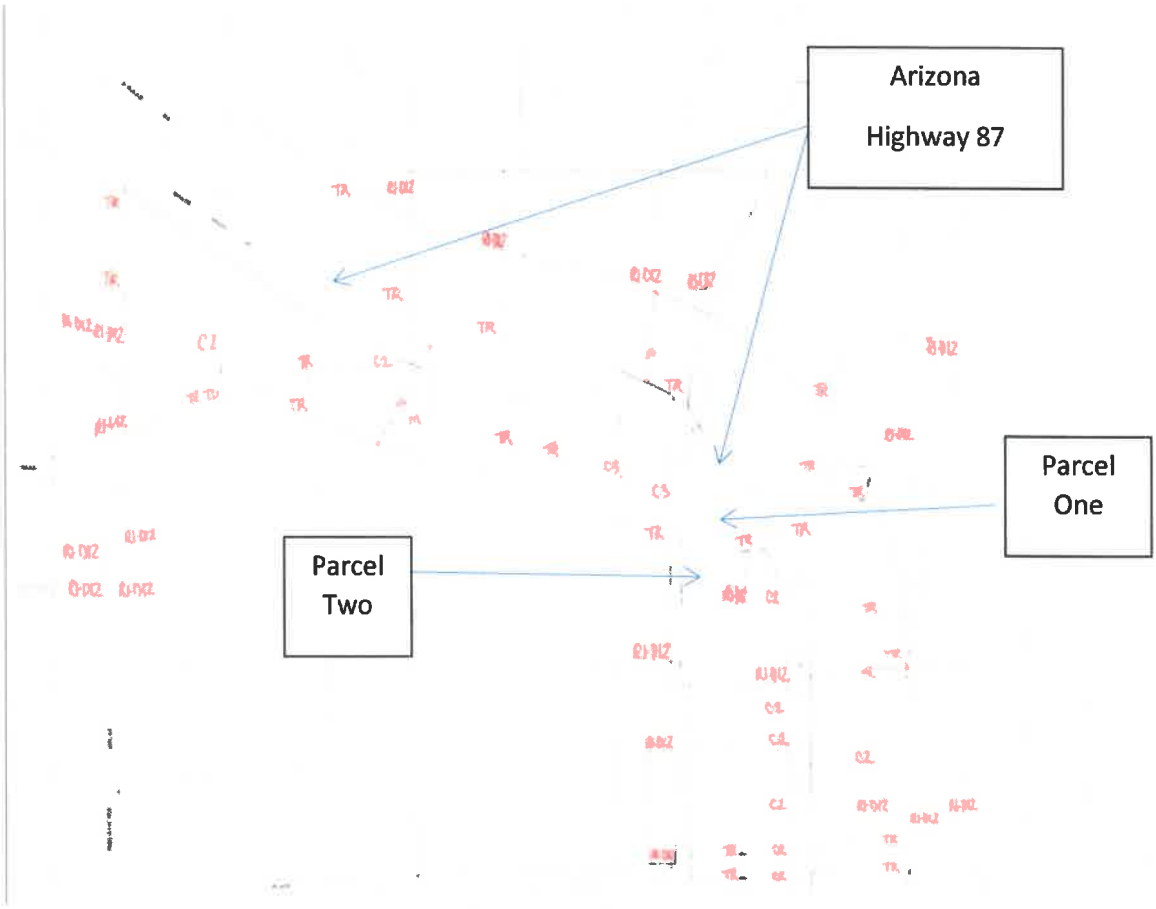

Figure 7: Zoning Designation of Surrounding Properties and Area

Per the Comprehensive Plan, development within the Multi-Functional Corridor "typically occurs on lots that are wide and shallow due to the linear nature of the adjacent transportation facilities" and any potential negative impacts should be "addressed through site planning, buffering and design considerations."

It is the opinion of Staff that rezoning Parcel One and Parcel Two to C-2 would be consistent with the intent of the Comprehensive Plan. The existing use on Parcel One and the proposed use on Parcel Two would be consistent with other commercial uses along Arizona Highway 87 and with the proper screening of Parcel Two from adjacent properties, and Staff's recommended conditions to mitigate potential noise and light issues, there should be no detrimental impact to adjacent properties or the surrounding area as a whole.

Staff also took into consideration other potential uses for Parcel Two. A residential use would not be compatible with the surrounding commercial uses with existing commercial uses to the north, east and south. While there is a residential use to the west, Parcel Two has no vehicular access or other connection to this area due to the unimproved alley that separates the two. Additionally, a more intense commercial use on Parcel Two would not be suitable due to the lack of visibility from Parcel Two to Arizona Highway 87 and lack

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of access to it and would likely have a more negative impact on surrounding properties. The proposed use for limited storage, ancillary to the existing use on Parcel One, appears to be the best option at this time.

- The rezoning is compatible with the Pine-Strawberry Community Plan.

  The Pine-Strawberry Community Plan recognizes that most of the properties located along Arizona Highway 87 are zoned C-2 and TR and that the primary non-residential land uses in the community are located adjacent to or slightly removed from SR 87 and are grouped together in the center of the community.

  The potential impacts of new and existing commercial uses are important to the Pine community, particularly with regard to water, air quality, noise and light. Staff has worked with the applicant to address concerns related to the existing use on Parcel One to minimize future light and noise complaints. Staff is proposing several conditions of approval to mitigate any noise or lighting related to the proposed use on Parcel Two. Additionally, staff proposes stipulations that a Development Plan must be approved after the rezoning for the proposed use and that any change in the use on Parcel One or Parcel Two must be reviewed through the Development Plan process. The purpose of requiring a Development Plan for any change of use is to ensure that any future uses are compatible with the Comprehensive Plan, Pine-Strawberry Community Plan, adjacent properties and the surrounding area as a whole.

VI Recommendation

Staff recommends that the rezoning request be approved subject to the following conditions:

1. A Development Plan must be approved prior to any vehicles or equipment being moved onto Parcel Two.
2. Any change of use on Parcel One or Parcel Two, even if listed as a permitted use in the C-2 zoning district, must be approved through a new Development Plan.
3. All necessary building permits must be obtained in a reasonable timeframe.
4. Any lighting installed on Parcel Two shall only be to the level necessary to provide for safety and security. Additionally, any such lighting shall be hooded and directed away from adjacent properties.
5. A 6' high opaque fence or wall shall be installed along the western and southern boundary of Parcel Two prior to bringing any vehicles or equipment on to Parcel Two.
6. The moving of vehicles or equipment to and from Parcel One and Parcel Two shall only be done within the hours of 6:00 a.m. and 11:00 p.m. or in cases of emergency.
7. No vehicles shall be left to idle or refrigeration units left to run while located on Parcel Two.

17

Gila County Community Development Division
Planning & Zoning Department

745 N Rose Mofford Way, Globe, AZ 85501
928-402-8512 or 402-8514, FAX 928-425-0829
or
608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

APPLICATION FOR REZONING

Date: 9-27-18 File No.: Z-18-06

Applicant Name Thomas H. Weeks Phone No.: 928 476-4105 928 970-0266 Cell
Mailing Address Po Box 1390 Pine Az 85544
Signature: *See Page 2

Owners Name Thomas Howard Weeks Phone No.: 928-970-0266 Cell 928-476-4105
Mailing Address PoBox 1390 Pine Az 85544
Signature pineice1@gmail.com
(If the applicant is not the owner of the subject property, the owner must submit an authorized agent form to allow the applicant to act for him or her.)

Property Address 4102 N. AZ Hwy 87 Pine Az 85544
Tax Assessor Parcel No. 301-14-009 A
Legal Description 25 Township 12 N R8 E Part section 25 T12N R8E Comm at N1/4 Com sec 36:
Current Zoning: TR Requested Zoning: C2
Legal Description: TH EASR 996.87; TH N ALG A Left Curv 75.52; TH ALG A Left Curv 78.83; TH ALG A Left Curv 155.45; To PO BTH SBS
CURRENT USE OF PROPERTY Gas Station Ice Plant (See attached)

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary)
No change

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.
UTILITIES CURRENTLY AVAILABLE AT SITE: ____ Gas ____ Sewer X Water X Electric ____
If utilities are not available, describe how utilities will be provided

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY
Fee received $365.00: Check No ____ Cash ✓ Date: 9/28/18
PZC Legal Publication and Posting Date: Hearing Date:
PZC Recommendation:

BOS Legal Publication and Posting Date: Hearing Date:
BOS Decision:

18

Gila County Community Development Division
Planning & Zoning Department

Page 2

745 N Rose Mofford Way, Globe, AZ 85501
928-402-8512 or 402-8514, FAX 928-425-0829
or
608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

APPLICATION FOR REZONING

Date: 9-27-18 File No.: Z-18-06

Applicant Name Thomas H. Weeks Phone No.: 928 476.4105
Mailing Address Po Box 1390 Pine Az 85544 928 970-0266 Cell
Signature: [signature]

Owners Name Thomas Howard Weeks Phone No.: 928-970-0266 Cell
Mailing Address PO Box 1390 Pine Az 85544 928-476.4105
Signature

(If the applicant is not the owner of the subject property, the owner must submit an authorized agent form to allow the applicant to act for him or her.)

Property Address 4102 N. Hwy 87 Pine Az 85544
Tax Assessor Parcel No. 201-14-009 A
Legal Description 25 Township 12 N R8 E Part Section 25 T12N R8E Comm at N¼ Cor sec 36:
Current Zoning: TR Requested Zoning: C2
Legal Description: TH EASR 496.87; TH N ALG A Left Curv 75.52; TH ALG A Left Curv 78.88;
CURRENT USE OF PROPERTY Gas Station Ice Plant TH ALG A Left Curv 155.45; To POB TH S85:
(See attached)

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary)
No change

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.

UTILITIES CURRENTLY AVAILABLE AT SITE: ____ Gas ____ Sewer X Water X Electric ____
If utilities are not available, describe how utilities will be provided

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY

Fee received $365.00: Check No. ____ Cash ____ Date: 9/28/18
PZC Legal Publication and Posting Date: ____ Hearing Date: ____
PZC Recommendation: ____

BOS Legal Publication and Posting Date: ____ Hearing Date: ____
BOS Decision: ____

19

Gila County Property Report

Wednesday, October 03, 2018

Account # : R000016317 **Parcel # :** 301-14-009A - **Appraisal Year :** 2018

Acct Type : Commercial **Tax District :** 1279 **Map # :** 14 **Parcel Size :** 0.88 acres

Owner Name and Address : 2-18-06

WEEKS THOMAS H & KATHRYN ANNE
PO BOX 1390
PINE AZ 85544

Property Location :

4102 N AZ HIGHWAY 87 No #
PINE AZ 85544 MH Space

Business/Complex :

Property Sales History

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
10/1/2015	10/30/2015	-	-	WD	$130,000.00	BROWN WILLIAM FREDERICK TRSTE AND, BROWN LORI LEE TRSTE	WEEKS THOMAS H & KATHRYN ANNE

Legal Description :

PART SECTION 25 T12N R8E; COMM AT N1/4 COR SEC 36; TH EASR 996.87 '; TH N ALG A LEFT CURV 75.52'; TH ALG A LEFT CURV 78.83'; TH ALG A LEFT CURV 155.45'; TO POB; TH S85-33-42W 118.41'; TH N3-19-57W 8.99'; TH N86-6-18W 107.92'; TH N0-44-48W 279.55'; TH SELY ALG A RIGHT CURV 366.97'; TO POB; OUT OF PARCEL (301-14-008 B,C & 009.)

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Storage Warehouse	Storage Warehouse	Average	2558	1990
2.00	Mini-Mart Convenience Stores	Mini-Mart Convenience Stores	Fair	2220	1996
3.00	Commercial Yard Improvements	Commercial Yard Improvements	Average	1	1988

Valuation:

Value Method:	Cost	**Full Cash Value (FCV):**	$226,909.00	**Use Code:**	1110
		Limited Value (LPV):	$38,297.00	**Property Use:**	1110-CONVENIENCE STORE
Assessment Ratio:	18.00 %	**Assessed FCV:**	$40,844.00		
		Assessed LPV:	$40,844.00		

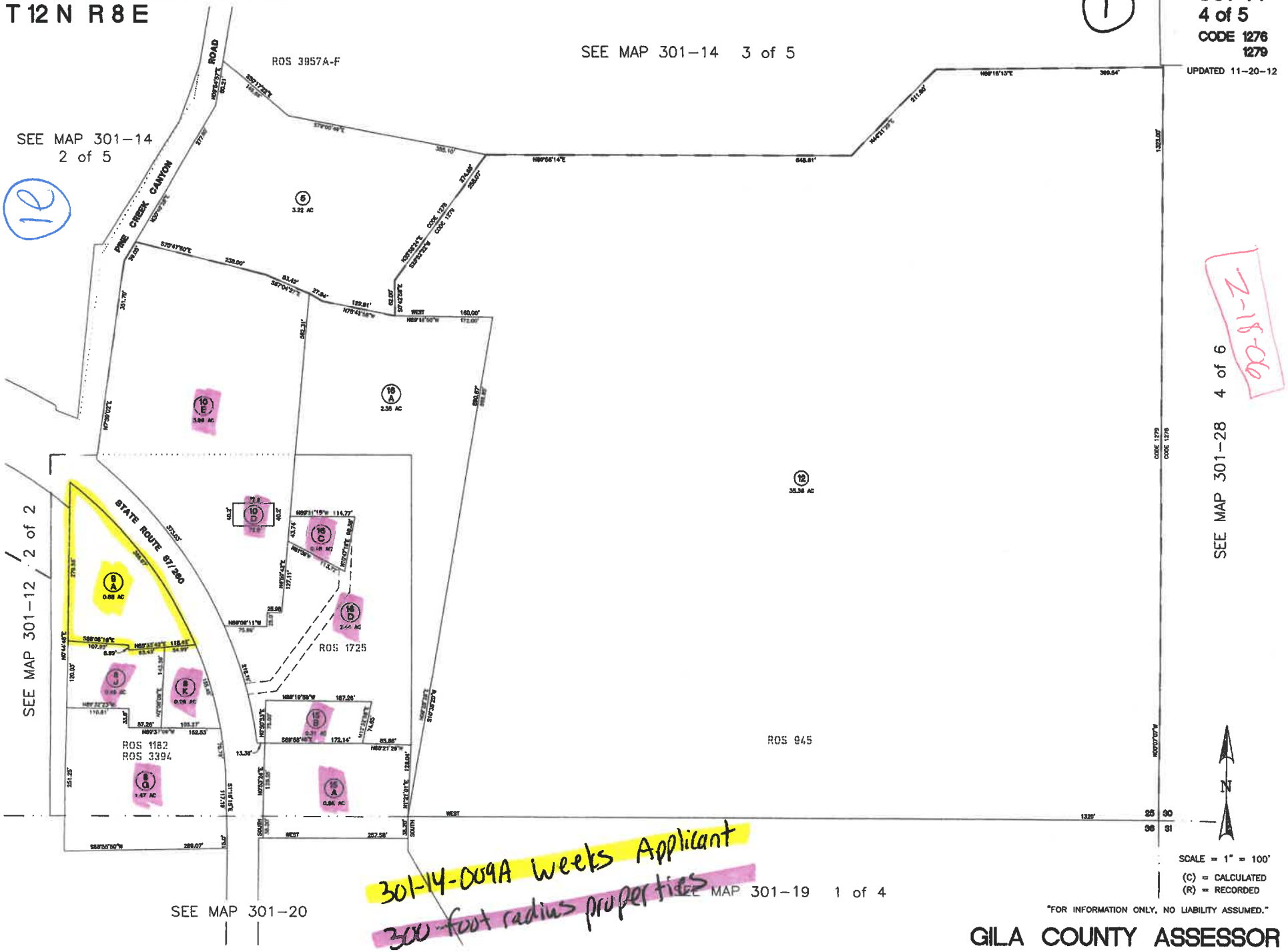
Disclaimer:

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-8714 if you believe any information is incomplete, out of date, or incorrect so that the appropriate correction can be addressed. Please note that a statutory process is available to correct errors pursuant to Arizona Revised Statutes 42-16254

20

PT SW 1/4 SECTION 25
T 12 N R 8 E

301-14
4 of 5
CODE 1276
1279
UPDATED 11-20-12



301-14-009A Weeks Applicant
300-foot radius properties

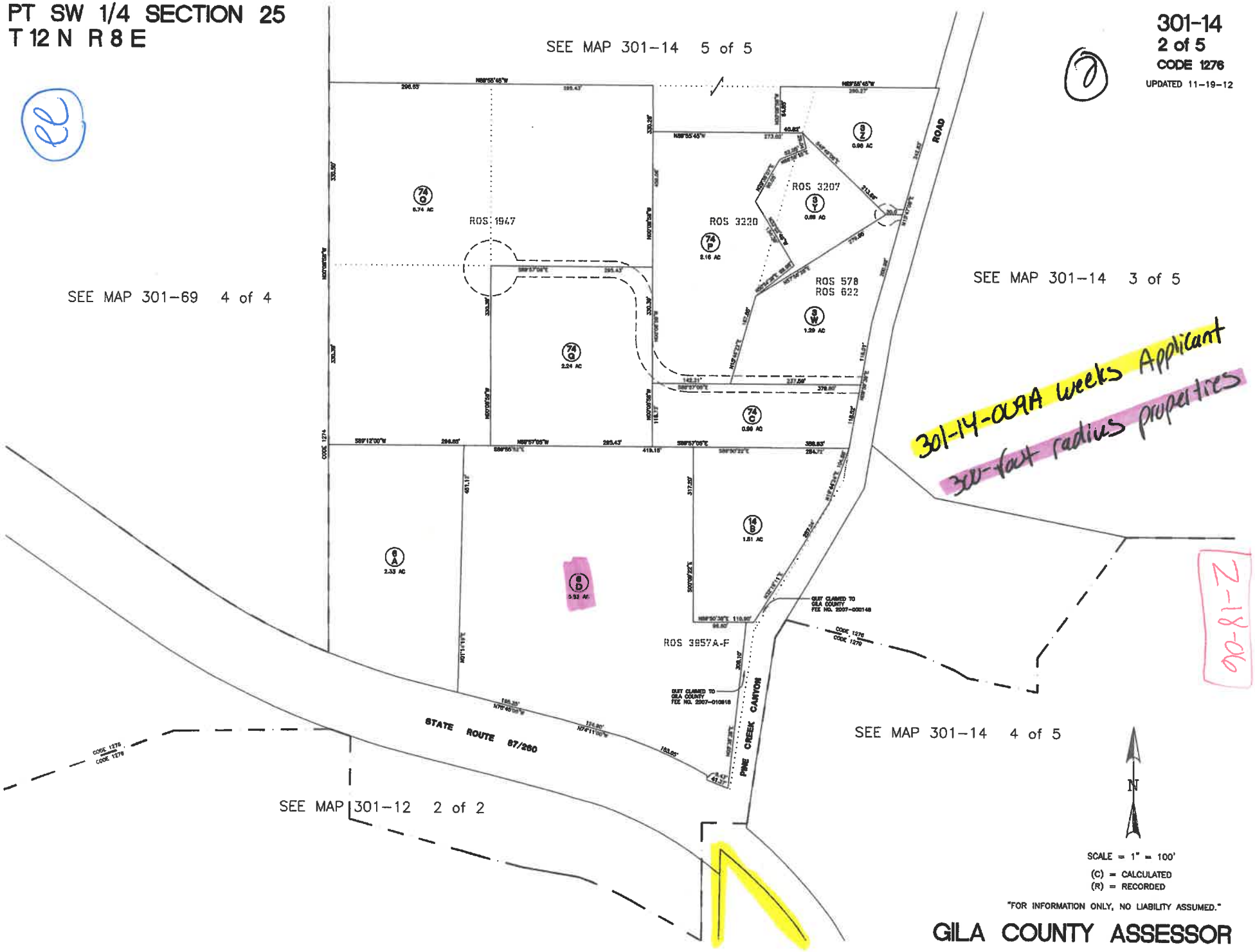
GILA COUNTY ASSESSOR

PT SW 1/4 SECTION 25
T 12 N R 8 E

22

301-14
2 of 5
CODE 1276
UPDATED 11-19-12

7



301-14-019A Weeks Applicant
300-foot radius properties

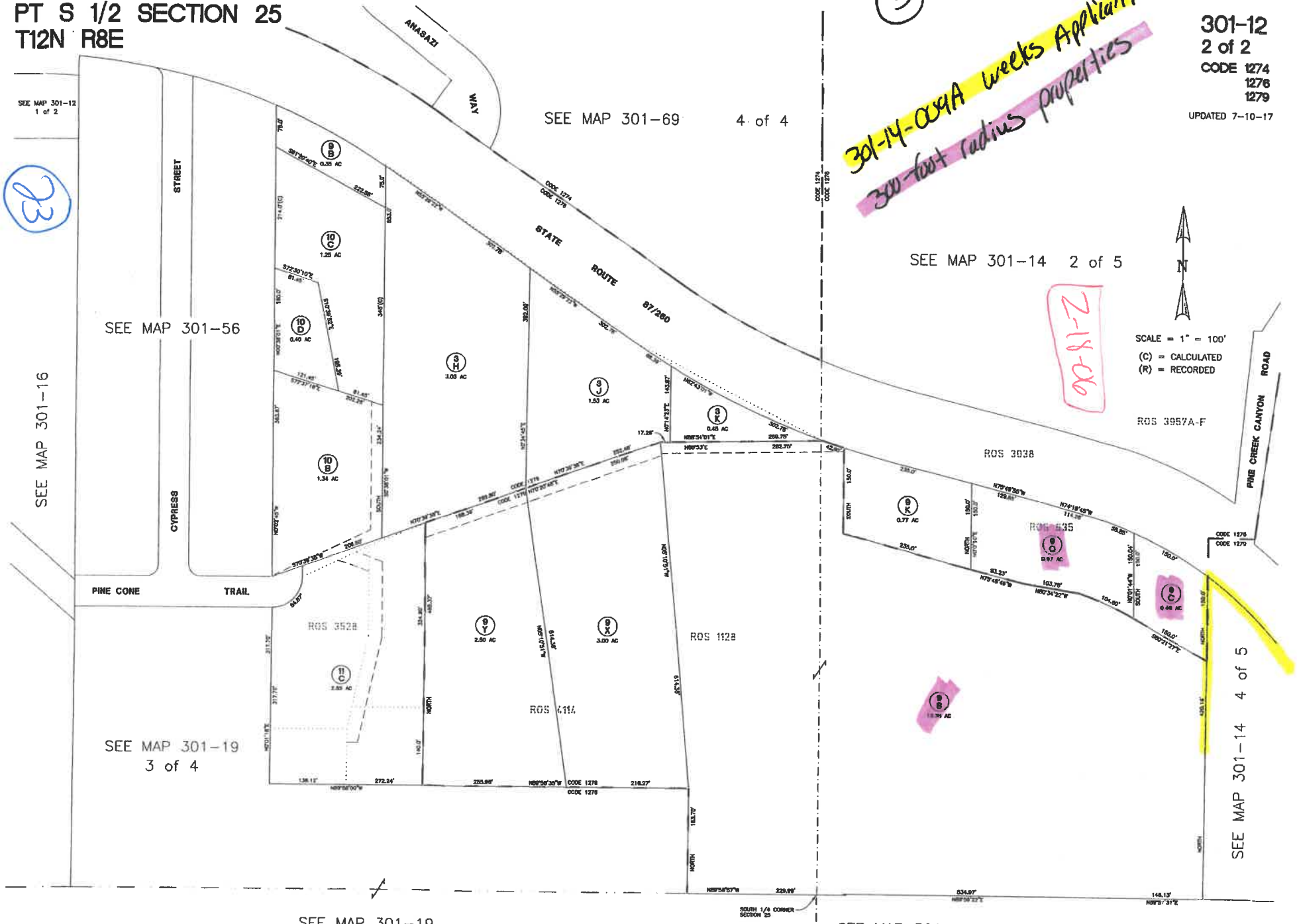
Z-18-06

PT S 1/2 SECTION 25
T12N R8E

301-12
2 of 2
CODE 1274
1276
1279
UPDATED 7-10-17

(3)

301-14-049A weeks Applicant
300-foot radius properties



Z-18-06

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2-18-06

Susan Hunsaker
PO Box 1084
Tonto Basin, AZ 85553

Robert Gleason & Patrick Moore
PO Box 150
Pine, AZ 85544

William & Katherine Hunt
PO Box 1565
Pine, AZ 85544

PWA Domestic Water Improvement
District
PO Box 563
Pine, AZ 85544

Donald Holt & Denise Teff
PO Box 983
Pine, AZ 85544

First Baptist Church
PO Box 354
Pine, AZ 85544

Church of Latter Day Saints
C/O Tax ADM Div 517-3779
50 E N Temple RM 2225
Salt Lake City, UT 84150

Chaney Development, LLC
PO Box 1976
Pine, AZ 85544

David Rolan
PO Box 381
Pine, AZ 85544

Peggy Randall
PO Box 4
Pine, AZ 85544

Thomas Weeks
PO Box 1390
Pine, AZ 85544

24

2-18-06

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POSTING CERTIFICATE

301-14-009A

File Number & Name

Z-18-06 Thomas Weeks 4102 N. AZ Hwy 87 Pine, AZ

Meeting of: ☑ P & Z Commission ☐ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 12/20/18

Number of Postings: 3

Date to be Posted: by 12/6/18

Date Posted: 12/5/18

Location:

1. Posted at Corner of Valley View Dr. and Hwy 87 on tree at School Bus Stop
2. Posted on Subject Property
3. Posted South of Subject property on Hwy 87 fence at Payson Concrete Office
4.
5.

By: [signature]

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of –way.

26

Subject Property

Valley View & Hwy 87 school Bus stop

Hwy 87 at Payson Concrete office
South of Subject Property

Z-18-06

301-14-009A
2-18-06 weeks

12-5-18
DR

Gila County Community Development Division
Planning & Zoning Department

745 N Rose Mofford Way, Globe, AZ 85501
928-402-8512 or 402-8514, FAX 928-425-0829
or
608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

APPLICATION FOR REZONING

Date: 9-27-18 File No.: Z-18-07

Applicant Name Thomas H. Weeks Phone No.: 928-970-0266 cell 928-476-4105
Mailing Address Po Box 1390 Pine Az 85544
Signature: See Page 2

Owners Name Thomas Howard Weeks Phone No.: 928-970-0266 Cell 928-476-4105
Mailing Address Po Box 1390 Pine Az 85544
Signature
(If the applicant is not the owner of the subject property, the owner must submit an authorized agent form to allow the applicant to act for him or her.)

Property Address 4078 N Hwy 87 Pine AZ 85544
Tax Assessor Parcel No. 301-14-008J
Legal Description See ATTACHED
Current Zoning: R1-012 Requested Zoning: C-2

CURRENT USE OF PROPERTY Vacant Land

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary)
Storage of Equipment

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.
UTILITIES CURRENTLY AVAILABLE AT SITE: _____Gas _____ Sewer _____ Water _____ Electric _____
If utilities are not available, describe how utilities will be provided from Adjacent Property

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY
Fee received $365.00: Check No.____ ✓ Cash Date: 9/28/18
PZC Legal Publication and Posting Date: Hearing Date:
PZC Recommendation:

BOS Legal Publication and Posting Date: Hearing Date:
BOS Decision:

27

Gila County Community Development Division
Planning & Zoning Department

745 N Rose Mofford Way, Globe, AZ 85501
928-402-8512 or 402-8514, FAX 928-425-0829
or
608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

Page 2

APPLICATION FOR REZONING

Date: 9-27-18 File No.: Z-18-07

Applicant Name Thomas H. Weeks Phone No.: 928-970-0266 cell 928-476-4105
Mailing Address Po Box 1290 Pine Az 85544
Signature: [signature]

Owners Name Thomas Howard Weeks Phone No.: 928-970-0266 Cell 928-476-4105
Mailing Address Po Box 1290 Pine Az 85544
Signature
(If the applicant is not the owner of the subject property, the owner must submit an authorized agent form to allow the applicant to act for him or her.)

Property Address N Hwy 87
Tax Assessor Parcel No. 301-14-008J
Legal Description See ATTACHED
Current Zoning: R Requested Zoning: C-2

CURRENT USE OF PROPERTY Vacant Land

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary)
Storage of Equipment

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.

UTILITIES CURRENTLY AVAILABLE AT SITE: ____ Gas ____ Sewer ____ Water ____ Electric ____
If utilities are not available, describe how utilities will be provided From Adjacent Property

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY
Fee received $365.00: Check No. ____ Cash ____ Date: 9/28/18
PZC Legal Publication and Posting Date: ____ Hearing Date: ____
PZC Recommendation: ____

BOS Legal Publication and Posting Date: ____ Hearing Date: ____
BOS Decision: ____

28

Gila County Property Report

Thursday, October 04, 2018

Account # : R000045979 **Parcel # :** 301-14-008J - **Appraisal Year :** 2019

Acct Type : Vacant **Tax District :** 1279 **Map # :** 14 **Parcel Size :** 0.49 acres

Owner Name and Address : 2-18-07

WEEKS THOMAS HOWARD & KATHRYN ANNE
PO BOX 1390
PINE AZ 85544

Property Location :

4078 N AZ HIGHWAY 87 No #
PINE AZ 85544 MH Space

Business/Complex :

Property Sales History

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
2/22/2018	2/22/2018	-	-	DC	$0.00	STATE OF ARIZONA	HUNSAKER WALTER LEE
8/1/2018	9/14/2018	-	-	WD	$35,000.00	HUNSAKER SUSAN	WEEKS THOMAS HOWARD & KATHRYN ANNE

Legal Description :

PARCEL "2A" OF ROS 3394 LESS PARCEL 2 OF ROS 1182 SE4 SEC 25 T12N R8E = 0.49 AC

Building Count :

No Records Returned

Valuation:

Value Method:	Market	**Full Cash Value (FCV):**	$38,235.00	**Use Code:**	0004
		Limited Value (LPV):	$20,106.00	**Property Use:**	0004-VL-UNDET-RUR-NONSUBDIVID
Assessment Ratio:	15.00 %	**Assessed FCV:**	$5,735.00		
		Assessed LPV:	$5,735.00		

Disclaimer:

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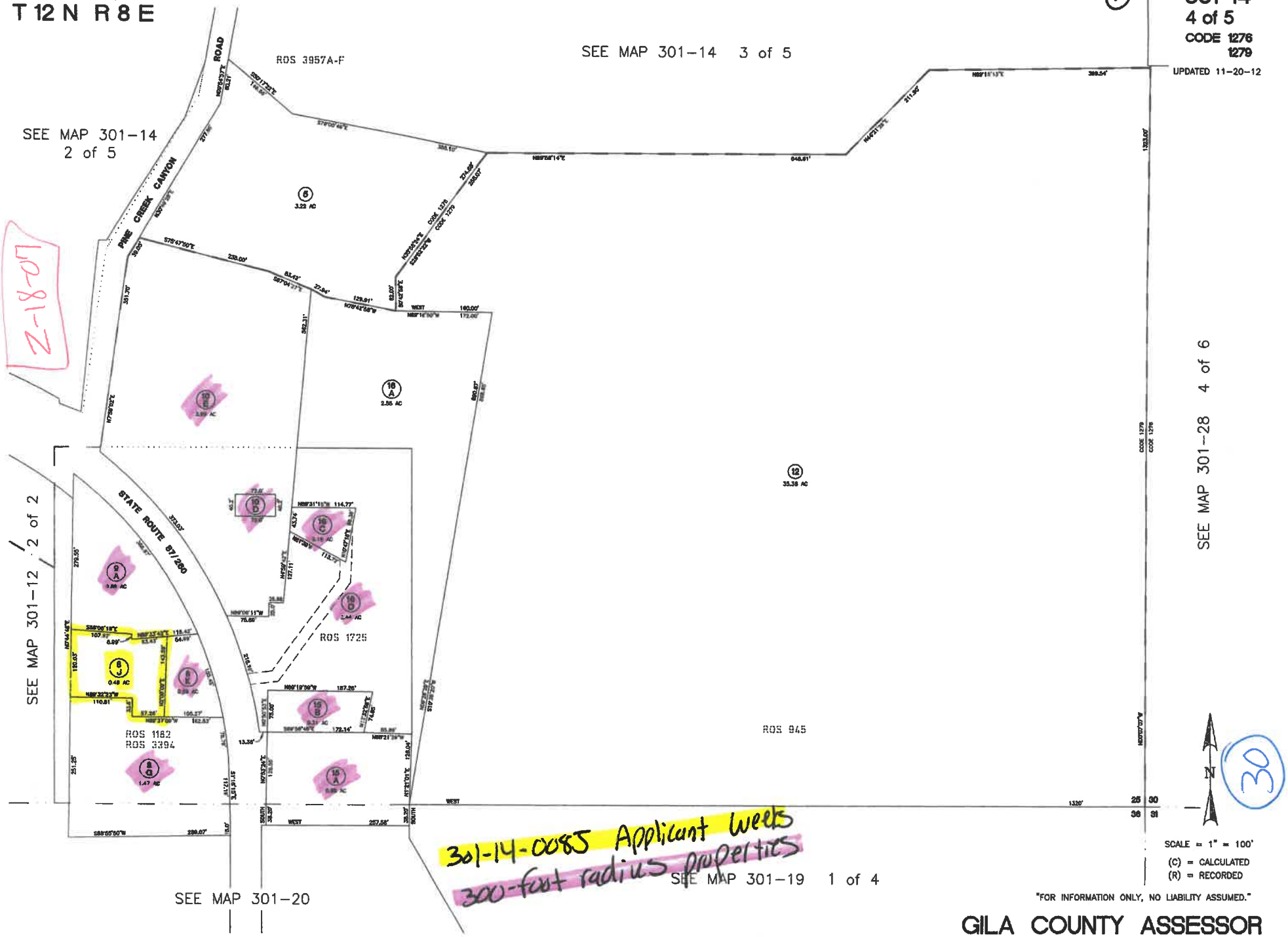
29

PT SW 1/4 SECTION 25
T 12 N R 8 E

301-14
4 of 5
CODE 1276
1279
UPDATED 11-20-12



PT NW 1/4 NE 1/4 SECTION 36
T 12 N R 8 E

2

301-20
CODE 1276
1279
1280

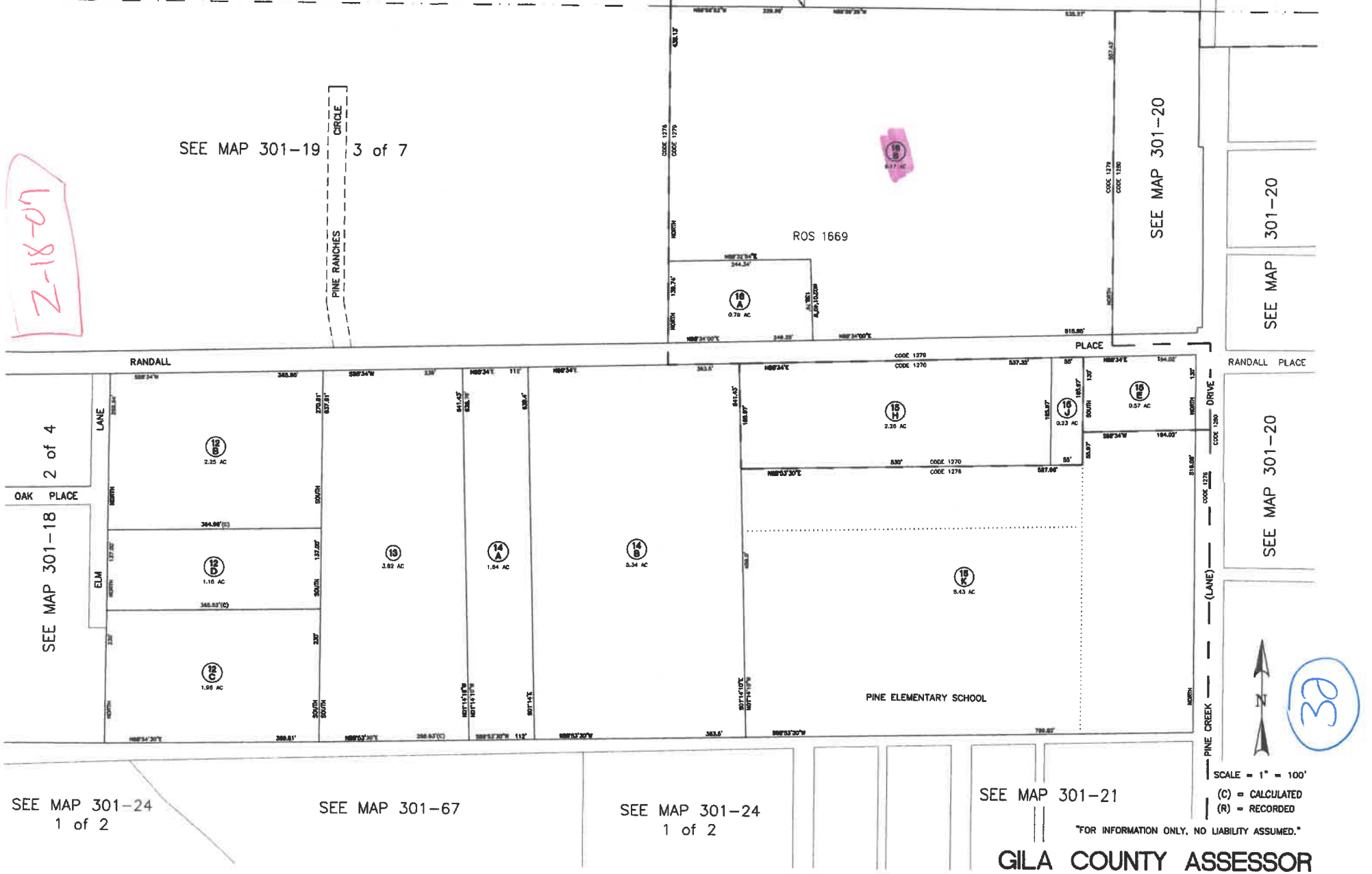
UPDATED 6-12-13

PT NW 1/4 AND NE 1/4 SECTION 36
T 12 N R 8 E

301-14-0085 Applicant weeks
300-foot radius properties

(3)

301-19
4 of 7
CODE 1270
1276
1279
UPDATED 9-04-14



Z-18-07

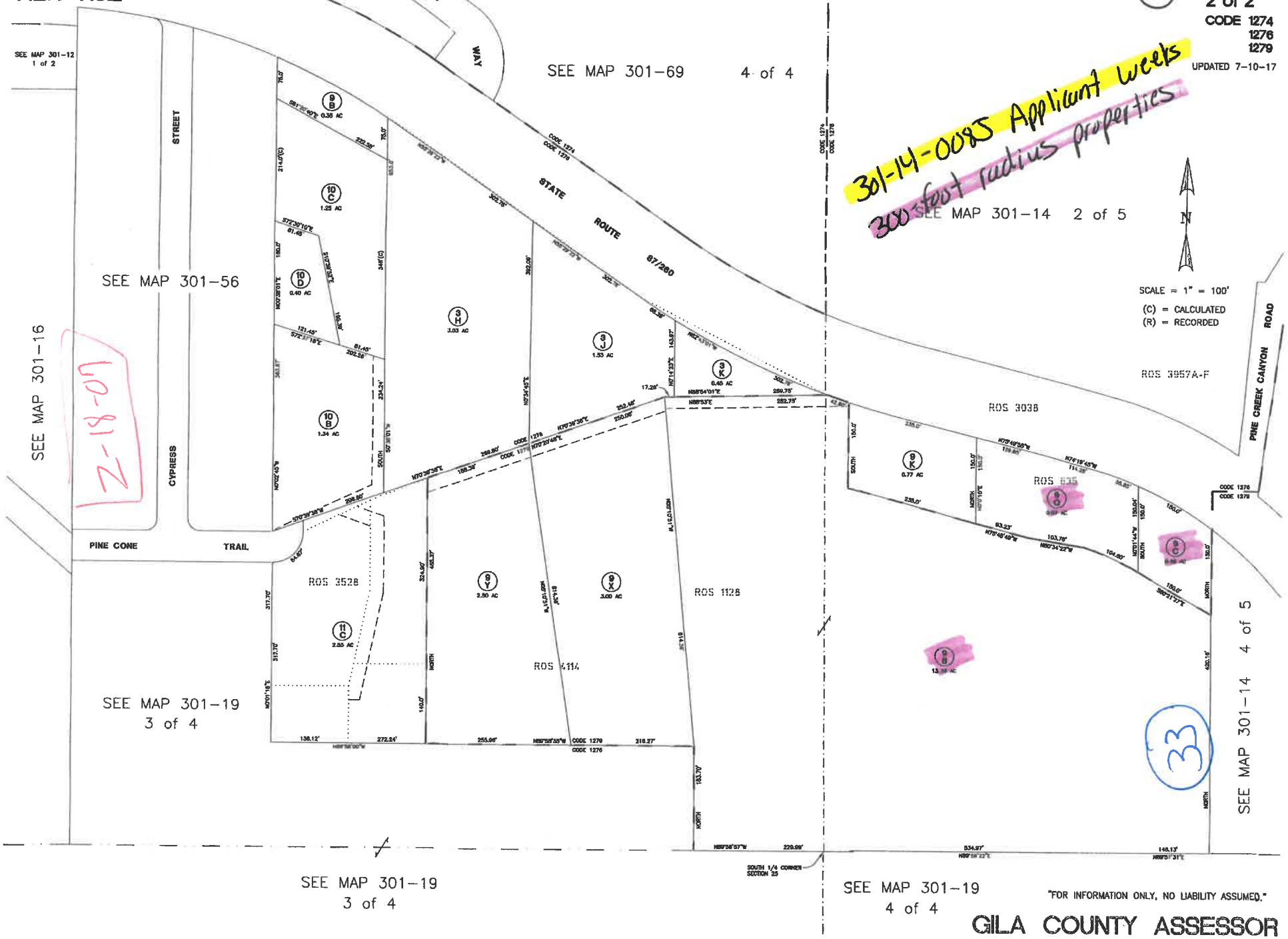
30

PT S 1/2 SECTION 25
T12N R8E

4

301-12
2 of 2
CODE 1274
1276
1279
UPDATED 7-10-17

301-14-008S Applicant weeks
300 foot radius properties



Z-18-01

3

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GILA COUNTY ASSESSOR

Easy Peel Labels
Use Avery® TEMPLATE 8460™
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for Easy Peel Feature
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Thomas Weeks
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Pine, AZ 85544

Susan Hunsaker
PO Box 1084
Tonto Basin, AZ 85553

Robert Gleason
Patrick Moore
PO Box 150
Pine, AZ 85544

William & Katherine Hunt
PO Box 1565
Pine, AZ 85544

PWA Domestic Water Improvement
District
PO Box 563
Pine, AZ 85544

Denise Teff & Donald Holt
PO Box 983
Pine, AZ 85544

First Baptist Church
PO Box 354
Pine, AZ 85544

James & Wendy Laird
PO Box 1172
Pine, AZ 85544

Kad Rad, LLC
2015 E. Feather Plume Lane
Payson, AZ 85541

Fred & Karen Randall
Robert & Sally Randall
1900 E. Hwy 260
Payson, AZ 85541

Peggy Randall
PO Box 4
Pine, AZ 85544

Chaney Development, LLC
PO Box 1976
Pine, AZ 85544

David Rolan
PO Box 381
Pine, AZ 85544

34

Z-18-07

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POSTING CERTIFICATE

File Number & Name 301-14-0085

Z-18-07 Thomas weeks

4078 N. AZ Hwy 87
Pine, AZ

Meeting of: ☑ P & Z Commission ☐ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 12/20/18

Number of Postings: 3

Date to be Posted: by 12/6/18

Date Posted: 12-5-18

Location:

1. Corner of Valley View Dr. & Hwy 87 on tree at school/Bus Stop
2. Posted on Subject Property
3. Posted on fence South of Subject property at Payson Concrete office
4.
5.

By: [signature]

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of –way.

30

Valley View + Hwy 87 School Bus Stop

2-18-07

301-14-008J
2-18-07 Weeks
12-5-18
DR

Subject Property

Hwy 87 at Payson Concrete office
South of Subject Property

37

Tuesday, Sep 25, 2018 12:15 PM

Gmail

Pine Ice Company Arizona <pineice1@gmail.com>

Write-up

2 messages

maher.h eqwest.net <maher.h@eqwest.net>
To: Pine Ice Company <pineice1@gmail.com>

Fri, Nov 30, 2018 at 2:47 PM

Here is something that is very short but simple and says what you need it .

Feel free to revise as you see fit.

The Purpose of this application is to simply take a parcel of land that is landlocked and utilize it for storage and employee parking for an adjacent commercial use parcel. Currently, the equipment are stored out in the open and with very limited parking on-site, employees are forced to park in the Church Parking area across the street which require them to cross the Highway (SR 87).

The current vacant parcel will be fenced with a 6-foot privacy fence to minimize visual impact to adjacent parcels. This will provide a great transition from the mini-mart and Ice plant to the uses that exist on the adjacent property. Access to this parcel will only occur from the Mini-mart parking area and will not have an impact on the adjacent parcels.

If this application is approved, this will allow removal of most of the equipment and storage currently located out in the open and provide for a more visually appealing entrance to Pine.

Laura K Miranda
11-30-18

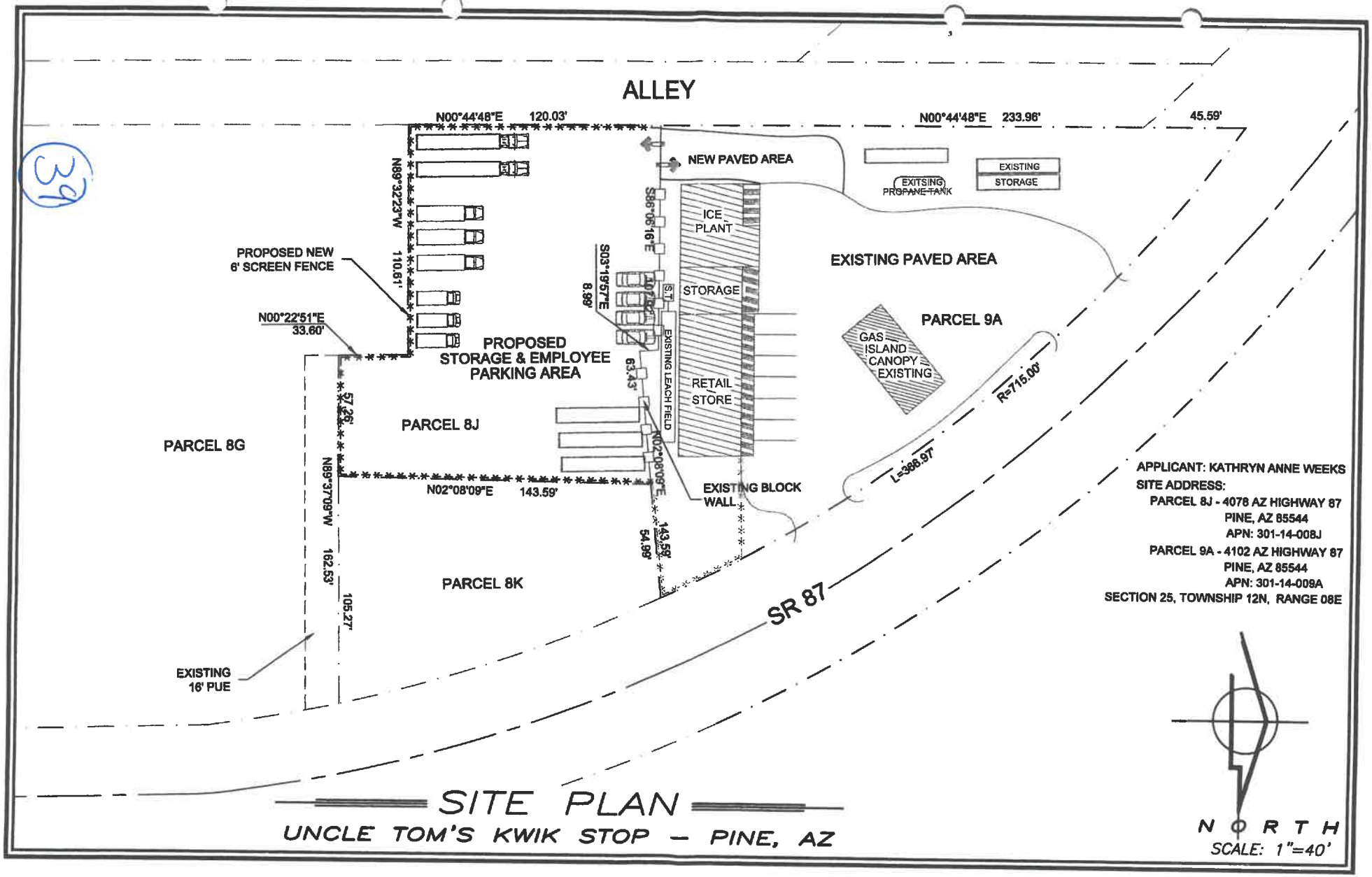
Maher Hazine

C: (928) 978-9010

F: (928) 492-1043

E: maher.h@eqwest.net

38



SITE PLAN

UNCLE TOM'S KWIK STOP – PINE, AZ

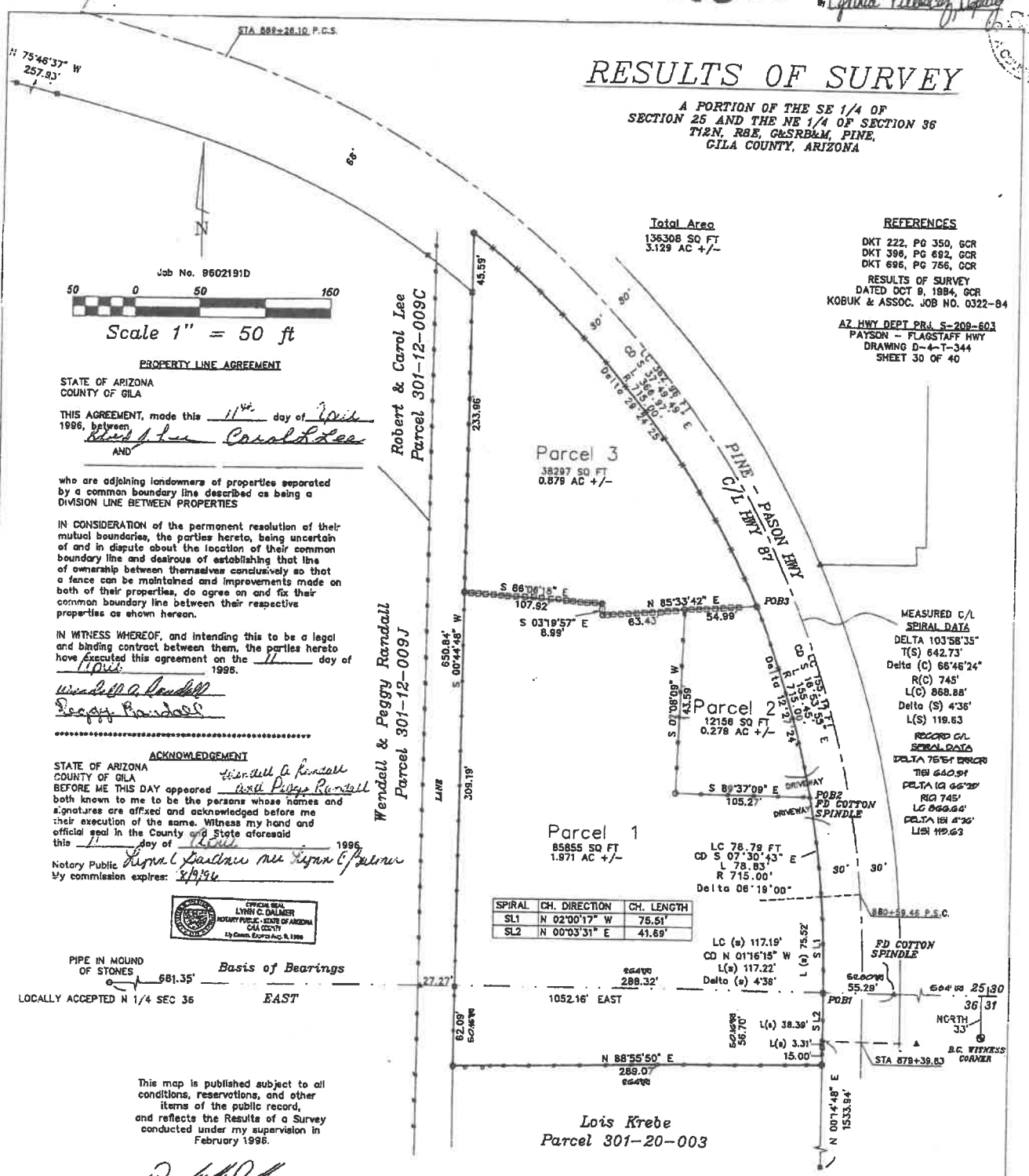
39

#1182

State of Arizona, County of Gila ss: 96-006522
I do hereby certify that the within instrument was filed and recorded at the request of Heritage Land Surveying
Date 5-2-96 Time 1:45 M Map No. 1182
Official Records, Records of Gila County, Arizona WITNESS my hand and official seal the day and year first above written.
Linda Haught Ortega
County Recorder
By Cynthia Villalvaz, Deputy

RESULTS OF SURVEY

A PORTION OF THE SE 1/4 OF SECTION 25 AND THE NE 1/4 OF SECTION 36 T12N, R8E, G&SRB&M, PINE, GILA COUNTY, ARIZONA



SPIRAL	CH. DIRECTION	CH. LENGTH
SL1	N 02°00'17" W	75.51'
SL2	N 00°03'31" E	41.69'

PROPERTY LINE AGREEMENT

STATE OF ARIZONA
COUNTY OF GILA

THIS AGREEMENT, made this 11th day of April 1996, between Robert J. Lee Carol L. Lee AND

who are adjoining landowners of properties separated by a common boundary line described as being a DIVISION LINE BETWEEN PROPERTIES

IN CONSIDERATION of the permanent resolution of their mutual boundaries, the parties hereto, being uncertain of and in dispute about the location of their common boundary line and desirous of establishing that line of ownership between themselves conclusively so that a fence can be maintained and improvements made on both of their properties, do agree on and fix their common boundary line between their respective properties as shown hereon.

IN WITNESS WHEREOF, and intending this to be a legal and binding contract between them, the parties hereto have executed this agreement on the 11 day of April 1996.

Wendell A. Randall
Peggy Randall

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF GILA
BEFORE ME THIS DAY appeared Wendell A. Randall and Peggy Randall both known to me to be the persons whose names and signatures are affixed and acknowledged before me their execution of the same. Witness my hand and official seal in the County and State aforesaid this 11 day of April 1996.

Notary Public Lynn C. Dalmer nee Lynn C. Palmer
My commission expires: 8/9/96

OFFICIAL SEAL
LYNN C. DALMER
NOTARY PUBLIC - STATE OF ARIZONA
GILA COUNTY
My Comm. Expires Aug. 9, 1996

This map is published subject to all conditions, reservations, and other items of the public record, and reflects the Results of a Survey conducted under my supervision in February 1996.

Dugan L. McDonald, RLS# 26925

PINE TOWNSITE

GILA COUNTY RECORDER-(GCR)
RECORD - (R)
● SET REBAR W/CAP LS# 26925
▲ FOUND REBAR (UNLESS OTHERWISE NOTED)
○ FOUND PIPE
■ FOUND R/W MARKER
□ CALCULATED POSITION

BLOCK WALL
CHAIN LINK FENCE
B/WIRE FENCE
WOOD RAIL FENCE

REGISTERED LAND SURVEYOR
26925
DUGAN L. McDONALD
ARIZONA U.S.A.

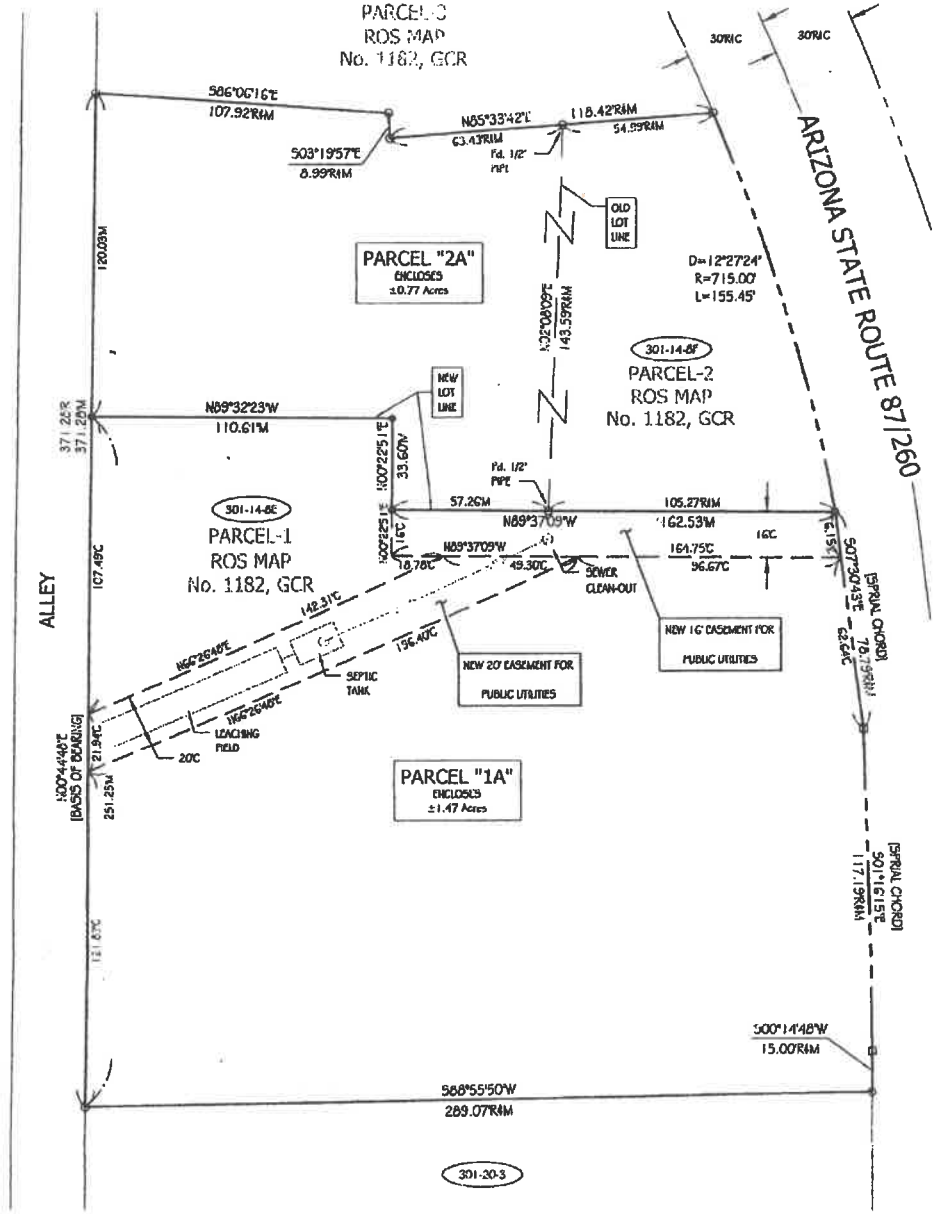
HERITAGE
LAND SURVEYING & MAPPING Inc.
DUGAN L. McDONALD R.L.S.
380 Grippen Road
Camp Verde, AZ 86322
520-567-9170

40

1182

RECORD OF SURVEY / LOT LINE ADJUSTMENT

OF PARCELS 1&2 ACCORDING TO ROS MAP No. 1182, G.C.R., SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 8 EAST OF THE G.&S.R.M., GILA COUNTY, ARIZONA



STATE OF ARIZONA, COUNTY OF GILA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED AND RECORDED AT THE REQUEST OF LEE HUNSAKER
DATE 7/27/07 TIME 1:03 AM/PM MAP# 3394
OFFICIAL RECORDS OF GILA COUNTY, AZ
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE
LINDA HAUGHT ORTEGA, GILA COUNTY RECORDER
BY: Nikki Peña Deputy
2007-012695

RECORDER SEAL GILA COUNTY ARIZONA

N

0 15 30 60
GRAPHIC SCALE IN FEET

FOR: MR. LEE HUNSAKER
POST OFFICE BOX 1084
TONTO BASIN, ARIZONA 85553
PH: (928) 479-2949

PROPERTY ADDRESS:
4042 HIGHWAY 87
PINE, ARIZONA 85544

LEGEND

CALCULATED INFORMATION	C
RECORD INFORMATION	R
MEASURED INFORMATION	M
FOUND 1/2" REBAR W/TAG "LS #26925" (UNLESS OTHERWISE NOTED)	O
FOUND ADOT R/W MONUMENT	◻
SET 1/2" REBAR W/TAG "LS #5713" (UNLESS OTHERWISE NOTED)	●
GILA COUNTY ASSESSOR'S PARCEL NUMBER	301-14-8F

NOTES

1. THIS MAP MAY NOT REFLECT INFORMATION THAT WOULD BE REVELED BY A CURRENT TITLE REPORT.

APPROVED TO RECORD
SURVEYOR RESPONSIBLE FOR ACCURACY

7-27-07
DATE

GILA COUNTY COMMUNITY DEVELOPMENT DIVISION

THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2007.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 5713 RAYMOND LEE JONES ARIZONA, U.S.A.

RAYMOND LEE JONES, R.L.S. #5713

RJS RAY JONES SURVEYING
1118 North Karen Way
Payson, AZ 85541
Phone: (928) 474-4004

JOB NO: 07046	DATE: 18 JUN 07
SCALE: 1" = 30'	SHEET: 1 OF 1

3394

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829

608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

October 19, 2018

Re: An Application to amend the Gila County Zoning Ordinance for parcel 301-14-009A currently designated for Transitional Residential (TR) to Commercial Two District (C2).

To Whom It May Concern,

The Planning and Zoning Commission will hold a public hearing on the attached application to amend the Gila County Zoning Ordinance, currently zoned TR to C2 on November 15, 2018 at 10:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. State Hwy. 260, Payson, AZ and will be simultaneously telecast to the Gila County Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ.

You can comment on the application by attending the hearing or sending comments to 745 N. Rose Mofford Way, Globe, AZ 85501 or 608 E. Hwy. 260, Payson, AZ 85541. You may also email comments to mdahlke@gilacountyaz.gov or contact Therese Berumen at 928-402-8512. All comments are public information and subject to release.

Sincerely,

Michelle Dahlke

Michelle Dahlke
Senior Planner

42

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829

608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

October 25, 2018

Re: An Application to amend the Gila County Zoning Ordinance for parcel 301-14-009A currently designated for Transitional Residential (TR) to Commercial Two District (C2), for an already existing gas station and ice plant.

To Whom It May Concern,

The Planning and Zoning Commission will hold a public hearing on the attached application to amend the Gila County Zoning Ordinance, currently zoned TR to C2 on December 20, 2018 at 10:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. State Hwy. 260, Payson, AZ and will be simultaneously telecast to the Gila County Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ.

You can comment on the application by attending the hearing or sending comments to 745 N. Rose Mofford Way, Globe, AZ 85501 or 608 E. Hwy. 260, Payson, AZ 85541. You may also email comments to mdahlke@gilacountyaz.gov or contact Therese Berumen at 928-402-8512. All comments are public information and subject to release.

Sincerely,

Michelle Dahlke
Michelle Dahlke
Senior Planner

43

Berumen, Therese C

From: Pine Ice Company <pineice1@gmail.com>
Sent: Wednesday, October 31, 2018 10:35 AM
To: Berumen, Therese C
Subject: From Uncle Tom's / Pine
Attachments: Scan_20181031.pdf

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Attached is the information on the zoning

44

10-31-18

TO: Tcberumen@gilacountyaz.gov
Therese Barumen

From: Uncle Tom's / Pine

Re Zoning Neighbors meeting 10-30-

Will call Later
Hope This is ok.

45

SIGN IN SHEET

OCTOBER 30, 2018 3pm

MEETING OF PROPERTY OWNER FOR PUBLIC COMMENT
REGARDING ZONING CHANGE
FOR ASSESSOR'S PARCELS 301-14-009A AND 301-14-008J

Randy Werely
Patrick Gleason-Moore
Machine Heisdorffer
Sheri Earp
[illegible] Ken D'Arcangelo
[illegible] Luis A Miranda
[illegible] C. Richard Crowe
Doyle Chaney Doyle Chaney
Dee Kerry
[illegible]
Bob Gleason-Moore
Laura Miranda
Kathy Weeks

46

Pine Water Company
Access to lot. Landlocked.
Irrigation across property.

Dyle Chaney
No objection. great to move equipment off
station ~~pretty~~ property.

Patrick Moore
Irrigation ditch.
Noise problems
~~Objects~~ objects to Rezoning & lighting Pollution
Going to R-2 would
Fence
Drainage
What is TR Designation?
Impact study. - semi trucks parked 10 ft from
Barn - Historical. would devalue his historical prop

Michelle - Reporter.

Bob Gleason - Moore
objects to noise after hours running - No
trailers running on 3/4 acre property

47

Kende Auchangelo
No objections to improvements to pine community

Richard Crowe -
no objection

Mike Ward - Phoned - unable to make Meeting
Concern was do we have access - we told him we did.

48

Affidavit of Publication

Payson Roundup

STATE OF ARIZONA 10094380

COUNTY OF GILA 12/4/2018

I, Paula VanBuskirk, do solemnly swear that I am Assistant Bookkeeper of the Payson Roundup, that the same is a newspaper printed, in whole or in part, and published in the COUNTY OF GILA, State of Arizona, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said COUNTY OF GILA for a period of more than fifty-two weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Arizona. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said daily newspaper for the period of 1.00 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated December 04 A.D., 2018, and that the last publication of said notice was in the issue of said newspaper dated December 04 A.D., 2018. In witness whereof I have hereunto set my hand this December 04 A.D., 2018.

Paula VanBuskirk

Paula VanBuskirk

Subscribed and sworn to before me, a Notary Public in and for the COUNTY OF GILA, State of Arizona December 04 A.D., 2018.

Julie Lynn Williams

Julie Lynn Williams, Notary Public

JULIE LYNN WILLIAMS
NOTARY PUBLIC, ARIZONA
GILA COUNTY
My Commission Expires
March 29, 2019

17021: 12/4/2018
LEGAL NOTICE
PUBLIC HEARING
GILA COUNTY
PLANNING AND ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, December 20, 2018, at 10:00 a.m. to hear citizens who may wish to comment on Case No. Z-18-06 and Z-18-07; Thomas Weeks (Applicant), located at 4102 N. AZ Hwy 87 and 4078 N. AZ Hwy 87, Pine, AZ 85544 (APN# 301-14-009A and 301-14-008J). The applicant is requesting a zoning change from Transitional Residential to Commercial Two District for APN# 301-14-009A (4102 N. AZ Hwy 87) and requesting a zoning change from Residence One District to Commercial Two District for APN# 301-14-008J (4078 N. AZ Hwy 87).

The hearing will take place in the Gila County Board of Supervisors' Conference Room located at 610 E. Highway 260, Payson, AZ; and will be simultaneously telecast to the Community Development Conference Room located at 745 N. Rose Mofford Way, Globe, AZ.

Case No. Z-18-06 and Z-18-07 are available for review at the offices of Gila County Community Development located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Highway 260, Payson, AZ between 8:00 a.m. to 5:00 p.m.

/s/ Michelle Dahlke
Michelle Dahlke
Community Development Division Senior Planner

(49)

POSTING CERTIFICATE

File Number & Name 4102 N. Az Hwy 87 301-14-009A

2-18-06 + 2-18-07 Thomas Weeks + 4078 Pine, AZ 301-14-0085

Meeting of: ☑ P & Z Commission ☐ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 12/20/18

Number of Postings: 3

Date to be Posted: 12/6/18

Date Posted: 12/6/18

Location:

1. Public Works Admin Bldg.
2. Gila County Complex by Cheryl Sluyter
3. Gila County Courthouse by Bill Hanna Manner
4.
5.

By: [signature]

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of –way.

50

ZONING HEARING GILA COUNTY

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, December 20, 2018, at 10:00 a.m. to hear citizens who may wish to comment on Case No. Z-18-06 and Z-18-07; Thomas Weeks (Applicant), located at 4102 N. AZ Hwy 87 and 4078 N. AZ Hwy 87, Pine, AZ 85544 (APN# 301-14-009A and 301-14-008J). The applicant is requesting a zoning change from Transitional Residential to Commercial Two District for APN# 301-14-009A (4102 N. AZ Hwy 87) and requesting a zoning change from Residence One District to Commercial Two District for APN# 301-14-008J (4078 N. AZ Hwy 87).

The hearing will take place in the Gila County Board of Supervisors' Conference Room located at 610 E. Highway 260, Payson, AZ; and will be simultaneously telecast to the Community Development Conference Room located at 745 N. Rose Mofford Way, Globe, AZ.

Case No. Z-18-06 and Z-18-07 are available for review at the offices of Gila County Community Development located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Highway 260, Payson, AZ between 8:00 a.m. to 5:00 p.m.

DATED AND POSTED this 6th Day of December, 2018.

Gila County Planning & Zoning Commission

Michelle Dahlke
Senior Planner
Gila County Community Development

51

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829

For

RECEIVED
NOV 02 2018
Via email from Liz N.

608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

October 19, 2018

Re: An Application to amend the Gila County Zoning Ordinance for parcel 301-14-008J currently designated for Residence One District (R1) to Commercial Two District (C2), so the applicant can use the property for the storage of equipment.

To Whom It May Concern,

The Planning and Zoning Commission will hold a public hearing on the attached application to amend the Gila County Zoning Ordinance, currently zoned R1 to C2 on November 15, 2018 at 10:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. State Hwy. 260, Payson, AZ and will be simultaneously telecast to the Gila County Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ.

You can comment on the application by attending the hearing or sending comments to 745 N. Rose Mofford Way, Globe, AZ 85501 or 608 E. Hwy. 260, Payson, AZ 85541. You may also email comments to mdahlke@gilacountyaz.gov or contact Therese Berumen at 928-402-8512. All comments are public information and subject to release.

Sincerely,

Michelle Dahlke
Michelle Dahlke
Senior Planner

Tom Weeks business is a very important business to our town, Pine/Strawberry & many people whom stop for his many businesses he has. Very major assets to our community. I approve him for C2 Zoning. Thank You! Earline Rolan
David Rolan

4130 Hwy 87
Pine, Az 85544

1-928-978-4227

57

RECEIVED
DEC 13 2018

For

October 8, 2018.

To whom this letter concerns:

I meet Mr. Tom Weeks on the school board in 1983, when he hired me as cafeteria staff employee at Pine/Strawberry School. That is one of Tom's many honorable achievements, being on the school board. Tom & his lovely wife Kathy are then & more so a very important asset to our community Pine/Strawberry. They give many hours of their time volunteering to various programs in Pine/Strawberry, with a loving & open heart. Tom Employees 30 families.

Tom & family take pride in their business & are very committed to the community, customers, relationships they build with neighbors & friends.

I've known the Weeks family for 40 years, Tom's & his families expectations, & obligations are to serve Pine/Strawberry All customers to the highest satisfaction with loving, caring service with caring attitude.

I live next door to Uncle Tom's business, no problems with noise lights, etc. When my husband & I bought property we understood C-2 lot, was business, some noise, lights, etc.

53

RECEIVED
DEC 13 2018

C-2 lots are in commerical area, we knew when we bought there would be some noise, light, traffic, etc, that is all to be expected. We have free choice to buy or not.

Tom's & his family are a blessing to us, they have great food, great friendship when we go to business, & many services we use.

Thank you!

Earline Rolan
4130 Hwy 87
Pine, Arizona
85544

54

For

Tymeless Antiques, LLC
4078 N. Hwy 87
PO Box 1112
Pine, AZ 85544

RECEIVED
DEC 1[illegible] 2018

October 7, 2018

To Whom It May Concern,

It has come to our attention that a complaint has been lodged against the security light on the highway end of the Chevron station building.

We have operated the Antique shop immediately to the south of the Chevron station and have always appreciated the security light. We feel this light increases the security of our property, as well as the security of the Chevron station.

We do not understand why there would be a complaint about security lighting since this is a commercial corridor.

Sincerely:

C. Richard Crowe
Larry E. Baker
Tymeless Antiques, LLC

55

Berumen, Therese C

From: Dahlke, Michelle
Sent: Wednesday, December 12, 2018 9:01 AM
To: Berumen, Therese C
Subject: FW: Zoning change request of Pine Ice Company and Chevron Station

Here is an email for the file in opposition. Thanks

Against

From: Beth Chafey [mailto:bethchafey@gmail.com]
Sent: Tuesday, October 30, 2018 9:00 AM
To: Dahlke, Michelle
Subject: Zoning change request of Pine Ice Company and Chevron Station

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

I would like to voice my objection to the proposed zoning change requests of the Pine Ice Company and the Chevron Station in Pine as it is against what 87% of the residents indicated they wanted to see for the area in their "vision statement" and it would negatively affect the nearby businesses that already exist.

Beth Chafey
Strawberry, Arizona

56

Berumen, Therese C

From: Dahlke, Michelle
Sent: Wednesday, December 12, 2018 9:09 AM
To: Berumen, Therese C
Subject: FW: Pine Az Proposed Zoning Changes 301-14-009A TR to C2 & 301-14-008 R1 to C2

Against

From: Diana Osborne [mailto:dko@dkostudio.com]
Sent: Wednesday, October 31, 2018 5:02 PM
To: Dahlke, Michelle
Cc: innkeeper@beelineguesthouse.com
Subject: Pine Az Proposed Zoning Changes 301-14-009A TR to C2 & 301-14-008 R1 to C2

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

I am writing to let you know that I am opposed to the proposed zoning changes referenced above in Pine Arizona.

We recently stayed at the Beeline Guest House in Pine before and after hiking a section of the Arizona Trail. As you know, this property is next to the lots involved in the proposed change.

We visited the Beeline Guest House because it provides fine accomodations in the Pine-Strawberry community. We visited Pine because it is an amazing, rustic, rural village reminiscent of our pioneer past providing a quiet, clean "get-a-way" from the large cities we live in. In fact, an elk walked us into the driveway on our way home to the Beeline Guest House our first night!

The thought of changing residential property to commercial immediately adjacent to existing residential should not be allowed to happen. Already the lights from the large Chevron sign that exists on the other side of the road forced us to close the window covering from our room facing that direction due to its glaring bright light.

In my opinion, it would ruin the ambience of the north end of town to permit these zoning changes. The Chevron gas station with its light on all night (while they are closed and there is no traffic) is bad enough. C2 Zoning would most likely increase traffic congestion, water/drainage issues, and cause more light and noise pollution. It also would permit other commercial ventures in the future than those proposed currently which could create a spiraling trend in the wrong direction for this community. Pine's future is at stake with these proposed zoning changes.

I sincerely hope Planning and Zoning feels the same way. Let's preserve what's good about our small rural communities and not let the large branded commercial ventures take away our greatest assets.

57

Sincerely,

Diana
Diana Osborne | DKO Studio
PO Box 31017 | Tucson, AZ 85751-1017
(520) 907-2634 | dko@dkostudio.com

If you see someone without a smile today
Give them one of yours!

58

Berumen, Therese C

From: Dahlke, Michelle
Sent: Wednesday, December 12, 2018 9:11 AM
To: Berumen, Therese C
Subject: FW: Pine Ice & Chevron Re-Zone to C2

Against

From: Patrick Menzel [mailto:patrick.menzel@hotmail.com]
Sent: Friday, November 02, 2018 4:18 PM
To: Dahlke, Michelle
Subject: Pine Ice & Chevron Re-Zone to C2

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Dear Michelle:

I hope this email finds you well. I am disappointed to hear Pine Ice & Chevron gas station are applying for C2 zoning. With other businesses in the area, like Beeline Guest House, as well as residential citizens, this would be very unfortunate for tourists, business owners, and residents due to 24/7 noise and lighting that would need to take place to fulfill an ice distribution company. There are supplying Wal-mart with ice already and who is to say how much ice (time) they will need onsite to fulfill the demand with new vendors if they are looking to expand by taking over this location. I am in favor of business growth and think the company should operate in an area where they can expand as needed and this is not the town or location to be doing so. I am voicing opinion strongly to not allow this to happen to the community.

Respectfully,

Patrick Menzel
Owner
Pine Joe Cafe
612-735-1112

59

Berumen, Therese C

From: Dahlke, Michelle
Sent: Wednesday, December 12, 2018 9:12 AM
To: Berumen, Therese C
Subject: FW: Zoning

Against

-----Original Message-----
From: joelle328@npgcable.com [mailto:joelle328@npgcable.com]
Sent: Wednesday, October 31, 2018 11:16 AM
To: Dahlke, Michelle
Subject: Zoning

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Please do not approve this zoning in Pine/Strawberry with the Chevron and the Ice Company. We've been living there since 1990 and we love our area the way it is - you are making it too commercial and it is not fair for us.

Thanks

Joelle Vancel
8884 Tonto Rim Drive
Strawberry, Az. 85544

60

Berumen, Therese C

From: Dahlke, Michelle
Sent: Wednesday, December 12, 2018 9:12 AM
To: Berumen, Therese C
Subject: FW: Pine Ice Zoning Variance Should Not Be Approved!

Against

From: Steve and Joan Backman [mailto:backmansj@yahoo.com]
Sent: Sunday, October 28, 2018 12:45 PM
To: Dahlke, Michelle
Subject: Pine Ice Zoning Variance Should Not Be Approved!

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Hello,
I am writing to voice my opposition to the zoning variance request to expand Pine Ice/Chevron to a commercial property. They already are in violation of their existing zoning and this zoning variance would expand a business that causes noise pollution and light pollution. The County Board of Supervisors has adopted the Pine Vision Plan at the request of the majority of Pine residents. This zoning variance is directly contradictory to the adopted Vision Plan. I respectfully request that this variance be denied. I also ask that you forward this email to others who are in the decision making role. Thank you for your consideration.

Steve Backman
6712 Ricks Lane, Pine, AZ

61

Berumen, Therese C

From: Dahlke, Michelle
Sent: Wednesday, December 12, 2018 9:13 AM
To: Berumen, Therese C
Subject: FW: Oppose Zoning Change for Pine Ice/Chevron

Against

From: Joan Backman [mailto:jobackman@yahoo.com]
Sent: Sunday, October 28, 2018 12:42 PM
To: Dahlke, Michelle
Subject: Oppose Zoning Change for Pine Ice/Chevron

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Hello,
I am writing to voice my opposition to the zoning variance request to expand Pine Ice/Chevron to a commercial property. They already are in violation of their existing zoning and this zoning variance would expand a business that causes noise pollution and light pollution. The County Board of Supervisors has adopted the Pine Vision Plan at the request of the majority of Pine residents. This zoning variance is directly contradictory to the adopted Vision Plan. I respectfully request that this variance be denied. I also ask that you forward this email to others who are in the decision making role. Thank you for your consideration.

Joan Backman
6712 Ricks Lane, Pine, AZ

62

Berumen, Therese C

From: Dahlke, Michelle
Sent: Wednesday, December 12, 2018 9:13 AM
To: Berumen, Therese C
Subject: FW: Zoning Change Request

Against

-----Original Message-----
From: Debbie Stanton [mailto:debbiestanton51@gmail.com]
Sent: Sunday, October 28, 2018 12:07 PM
To: Dahlke, Michelle
Subject: Zoning Change Request

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

As a Pine resident, I do not support approval of zoning changes (TR to C2 and R1 to C2) that would allow larger commercial use by the Pine Ice Company, Market and Chevron Gar Station. I do not think this abides by the Pine-Strawberry Community Plan, as adopted by the Gila County Board of Supervisors, as it would cause increased noise and light pollution.

Thank you,

Debbie Stanton

928-970-1505

6375 Hardscrabble Mesa Road

Pine, AZ 85544

63

Berumen, Therese C

From: Buzan, Scott
Sent: Monday, October 29, 2018 8:24 AM
To: Dahlke, Michelle
Cc: Berumen, Therese C; Buzan, Scott
Subject: FW: Zoning Change - Please pass it on

Against

FYI

SCOTT BUZAN
Director
Gila County Community Development
608 E. Highway 260
Payson, AZ 85541
928-474-7199
sbuzan@gilacountyaz.gov

From: Martin, Tommie
Sent: Sunday, October 28, 2018 8:04 PM
To: Vela, Homero <hvela@gilacountyaz.gov>; Shire, Charles <cshire@gilacountyaz.gov>; Buzan, Scott <sbuzan@gilacountyaz.gov>; Menlove, James <jmenlove@gilacountyaz.gov>
Subject: Fwd: Zoning Change - Please pass it on

FYIing ....

Sent from my iPhone

Begin forwarded message:

> **From:** Darwin Huber <knobhill1296@gmail.com>
> **Date:** October 28, 2018 at 7:24:09 PM MST
> **To:** "'Martin, Tommie'" <tmartin@gilacountyaz.gov>, "'Berumen, Therese C'" <tcberumen@gilacountyaz.gov>, 'office' <office@studenttherapy.com>, <JJEKLaw@Cox.Net>, <RimBarber@Gmail.com>, 'Randy Paulsen' <randy@studenttherapy.com>, <Papadale4@Gmail.com>, <CEPattison2@Gmail.com>, <Staneggen@gmail.com>, <SherryAmsden@msn.com>, <ReginaFrank@Reagan.Com>, <UCFA19@AOL.Com>, <RevolveRon44@Yahoo.com>, <CanyonGirl173@Hotmail.Com>, <RimBarber@Gmail.com>, <StrawberryRudy@Hotmail.com>, <SJSRanch@MSN.Com>, <RedCroin@Yahoo.com>, 'Brian Paulsen' <brian@studenttherapy.com>, "'JR Paulsen'" <jr@studenttherapy.com>, <TedandJaneBell@Yahoo.com>, <Ted.Tolle@Att.Net>, <Geri.Chavez@Yahoo.com>, <SKSAnder@Cox.Net>, <BSander@Cox.Net>, <SteveP4988@aol.com>, <Snoopy02KB@gmail.com>, <KimberlyBrennan@MSN.Com>, 'Ted Schultz' <tschultz31@gmail.com>, <lauren@canyondigital.com:>, <mbeatty88@gmail.com>, <Lauren@CanyonDigital.Com>, 'Barbara' <barbara.huber1948@icloud.com>
> **Subject: FW: Zoning Change - Please pass it on**
>
> FYI

64

Darwin
28 Oct 18

---------- Forwarded message ---------
From: **Tamara Morken** <tamara@thatbrewery.com>
Date: Sat, Oct 27, 2018, 4:51 PM
Subject: Fwd: Zoning Change - Please pass it on
To: Tamara Morken Business <tamara@thatbrewery.com>

Passing on this info from Beeline Guest House and his info on how this will affect (and is affecting) his business. You can make your own decisions on this - just relaying info.

---------- Forwarded message ---------
From: **Patrick Gleason-Moore** <Innkeeper@beelineguesthouse.com>
Date: Fri, Oct 26, 2018 at 8:14 PM
Subject: Zoning Change - Please pass it on

Hello Neighbor,

Please help stop the expansion of Pine Ice Company and Chevron Station and the environmental pollution it brings to Pine!

I am contacting you because of a proposed zoning change in Pine, which I believe will affect the current and future direction of Pine/Strawberry. Additionally, this may be a test of the Pine-Strawberry Community Plan adopted by the Gila County Board of Supervisors:

"Vision Statement"

Our residents have said they desire to live in harmony with the rim country environment, natural beauty and historic charm of the Pine-Strawberry community". Page 1

"In addition, 87% stated that tourism is important to the development and sustainability of the community. It was clearly communicated that any future development should be focused around Pine-Strawberry being a tourism hub based on the exploration and enjoyment of an unspoiled wilderness.

Residents rated the most important elements in evaluating any new non-residential development as:

Efficient use of water *Clean Air* *Noise Pollution* *Light Pollution*

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This community plan speaks for itself; adding more light and noise pollution is not the way we want to go in Pine and Strawberry.

Here is the issue: The owners of The Pine Ice, Market, and Chevron Gas Station (301-14-009A) have applied for a zoning change from TR (Transitional Residential) to C2 (Commercial Two District). They also recently purchased (301-14-008J) which is the parcel directly behind the Pine Ice Company and Thymeless Antiques Too, and have applied for zoning change from R1 (Residence One District) to C2 (Commercial Two District).

The past and current business operations at The Pine Ice, Market, and Chevron Gas Station (301-14-009A) has generated several written complaints concerning noise (ice trucks running continuously and ice pounding) and lighting pollution (large bright gas station lights on 24 hours/day) that were filed with the Gila County Community Development office in Payson dating back to 2006. Although these complaints came from different neighbors surrounding the property (301-14-009A) the Gila County Community Development office seems unable to see this as a pattern of nuisance.

Currently they operate outside of the boundaries of the TR destination. This means there should not be commercial activity shall be permitted between the hours of 11:00 P.M. and 6:00 A.M. Also, No outdoor area lighting shall be permitted between the hours of 11:00 P.M. and 6:00 A.M. except for a minimum necessary to provide for security and public safety. These two proposed zoning changes would allow a broader range of activities and uses of their property, which could negatively affect the future of Pine/Strawberry; parking a larger number of trucks on the parcel and expanding their ice production business operations, increased local water drainage, more lights and more noise.

We purchased our property in 2014, since then we have operated a Bed and Breakfast and live within 300 ft parcel 301-14-009A. With the purchase parcel 301-14-008J we now share a property line. The proposed zoning change will directly, negatively affect my business and living conditions as well as those nearby.

If you are part of the 87% who want to live in a charming area with little noise and light pollution I would like to request your support.

Please help us stop this change by:

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Contacting the Gila County Planning And Zoning and email your views on the proposed zoning changes to: mdahlke@gilacountyaz.gov

Call

Michelle Dahlike or Therese Berumen	928-402-8512
Scott Buzan Director of GCCD	928-474-7199
Supervisor Martin's office	928-474-7101

*****Please forward this email to your Friends and Neighbors!***

Very importantly, Please attend these two zoning change meeting/hearing:

1. Meeting Oct 30, 2018 at 3:00 pm,

   Senior Dinning Room,

   AZ-87 & Randall Pl

   Pine, AZ 85544

2. Hearing Nov 15, 2018 at 10:00 am

   Gila County Community Development Office

   610 E Hwy 260

   Payson, AZ 85547

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Should you have any questions and/or concerns; please feel free to contact me directly.

Best regards,

Patrick

Patrick Gleason-Moore
Innkeeper@BeelineGuestHouse.com

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RECEIVED
DEC 11 2018
BY: 6B

Against

Dec. 7,2018

To Tommie Martin (Gila County Supervisor) Payson, Az 85541

CC Scott Buzan ,

From Robert M. Cassaro

PO Box 1522 Pine, Az 85544

Subject: Pine Ice Rezoning Request

I have been a Full Time resident of Pine since Jan. of 1994. Before that we had a Summer Place up here since the Early 1980's.

I have MEMORIES (NOT FOND MEMORIES) of the Many water outages and going down to the then vacant lot on the corner of SR 87 and Hardscrabble Mesa Rd. with empty containers to GET Water from a Tanker Truck graciously provided by Gila County.

Since that time many events occurred that has somewhat resolved that situation – EVEN THOUGH – Pine Ice continues to INCREASE the amount of WATER it EXPORTS from our LIMITED Community SUPPLY of Water to as far away as New Mexico and Southern Colorado ! ! They now want to EXPAND – Will California, Nevada, Utah –OR ? be next ? ? ?

For the reasons mentioned above AND the fact Pine Ice is currently operating their Business WITHOUT abiding by current zoning requirements I AM STRONGLY OPPOSED to this request.

Robert M.Cassaro

Robert M. Cassaro

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