MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION
Thursday, November 16, 2017
GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM
610 E. State Hwy 260, Payson, AZ
10:00 AM

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 Randy Slapnicka.

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

   Community Development Staff Members Present: Scott Buzan-Director, Robert Gould-Planner and Therese Berumen-Administrative Assistant.

4. Election of Officers (Chairman and Vice-Chairman). Randy Slapnicka motioned that Mickie Nye remain Chairman and Mary Lou Myers seconded the motion. It was unanimously approved. Mary Lou Myers motioned that Travis Holder be nominated for Vice-Chairman and Bill Marshall seconded the motion. It was unanimously approved. This will become effective January 1, 2018.

5. 2018 Meeting Calendar. Bill Marshall motioned to approve the 2018 Meeting Calendar as submitted. Travis Holder seconded the motion. It was unanimously approved.

6. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on September 21, 2017. Mickie Nye asked if there were any changes needed. Mary Lou Myers motioned that the minutes be approved as recorded and Terry Otts seconded the motion. It was unanimously approved.

7. **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.

   Robert Gould stated that the only thing he wanted to discuss was proposed future amendments to the Gila County Zoning Ordinance, which is not up for a decision, at this time. I just wanted to run through some of the amendments and get some feedback from the Commission before we bring this back before you, as a public hearing. Such changes as amending the appeal timelines from calendar days to working days, adding

language for on-site signs, adding language for times of construction activity, adding an item to Section 104 (B), concerning fences, and adding signage restrictions to the General Unclassified (GU) zoning district.

Scott Buzan stated that he had a few things concerning personnel. The building official that was hired back in September has been let go and for the time being, I am filling that vacancy, until we can get that position filled again. Also, we hired a new permit technician in our Payson office. Mickie Nye asked what the status was on the appeals process, which was looking to hire a hearing officer, from outside the county, as an independent contractor. Scott Buzan stated that we are working with the Deputy County Attorney concerning this, to get the legal aspect taken care of, so it is still in the system.

The Commission stated that they thought a better internal way for following up on the applications that are heard and making sure the applicants are continuing to abide by what the county has set forth would be beneficial. Also, discussing the budget for Community Development staffing to educate the Commission, wouldn't be a bad idea. What it is today verses what it was a year or even five years ago.

Information/Discussion:

8. **Amendments to Small Subdivision Regulations:** Robert Gould stated that we developed these regulations several years ago. At the time we created the regulations, the statue that authorized them was under ARS 11-806. Since that time, they have deleted ARS 11-806 and replaced it with ARS 11-822. We thought, to be in better compliance with the Arizona Revised Statue, we needed to take a look at our small subdivision regulations, which is located in Article II, section 1100.00 of our subdivision regulations. Such changes as amending the title, to more clearly align the proposal with the Arizona Revised Statute, a three-part process was added, to clearly show the overall intent, allowing applicants to construct their subdivision in phases, with no more than 20 lots, the review process for the Planning and Zoning Commission and the Board of Supervisors is defined, more flexibility was provided for the design of private streets, and the section on "Green Building Incentive" was eliminated.

9. **RV Parks and Subdivisions:** Robert Gould stated that a commission member brought this to his attention. So, per his request, we have gathered some information. Please keep in mind, that we do have an overlay district, called the "T" district, which allows RV parks, but doesn't allow RV subdivisions. My concern is about applying those particular regulations to a subdivision. Included in the agenda packet is a copy of Mesa's Zoning Ordinance for manufactured home/recreational vehicle regulations. I thought they were very conclusive in how they dealt with it, but thought in a few areas, they got more involved in the building code than they needed to. We would move more towards zoning issues, rather than building codes. Anything that would increase the tax base for the county, is always something to consider. Randy Slapnicka stated that there should be a way to come up with a plan to allow citizens of the county to have ownership and also

create more revenue. Robert Gould stated that park models and tiny houses would be considered RV's. Scott Buzan stated that if designed right, it would be very valuable. Mickie Nye stated that he would support adding an RV park and subdivision ordinance. Robert Gould suggested that the Commission look over what Mesa has for their ordinance and put together their suggestions so we can bring this back for further review at another meeting.

10. **Adjournment**. Randy Slapnicka made a motion to adjourn the meeting and Mary Lou Myers seconded the motion. The Motion to adjourn was unanimously approved at 10:58 A.M.