

**PLANNING AND ZONING COMMISSION
MINUTES FOR April 14, 2022**

In Attendance:

Commissioners

Dan Muth, Chairman
Oscar Miranda, Vice-Chairman (Absent)
John Freeman (Absent)
Kay Hauser (Absent)
Carey Dobson (Absent)
Bobby Fite
Brad Peterson
Traegen Knight
Brad Jarvis

Staff

Matthew Fish, Director
Shanna Pearce, Plan Reviewer

Working Lunch Session

Called to order at 12:00 p.m.

Item #1 Discussion of the P&Z agenda items below.

Mr. Fish explained why the agenda item for Karen Thompson had been removed from the agenda.

Mr. Fish discussed item #5.

Mr. Fish discussed Article 24 – Nightly Rentals and fees.

Mr. Fish discussed the recommended changes for Greer Article 6, holding a future P&Z meeting in Greer, explaining the county’s strong recommendation to keep all P&Z meeting in St. Johns. Commission agreed to continue with Article 6 on the P&Z work session in May for further discussion.

Item #2 Discussion of the commission member’s etiquette.

Mr. Fish discussed the responsibility of staff and the commissioners. Commissioners requested a seminar with legal or state authorities to discuss property rights and the role and effects of the commission.

Adjourned p.m.

Regular Meeting

Item #1 Call to Order.

Chairman Dan Muth called the regular meeting to order at 1:05 p.m.

Item #2 Roll Call/Determination of a Quorum.

Chairman Dan Muth determined a quorum was present with five (5) commissioners present.

Item #3 Call to the Public

No public comments.

Item #4 Approval of the minutes from the April 7, 2022 minutes.

No discussion.

Chairman Dan Muth opened for a motion.
Commissioner Brad Peterson motioned to approve the minutes.
Commissioner Brad Jarvis second the motion.

Mr. Muth noted that the date of the approved minutes in item #4 should read March 10, 2022.

No further discussion.

Vote, Unanimous

Item #5 PUBLIC HEARING, consideration and possible recommendation for approval of a Conditional Use Permit allowing Hector Pinedo to place a 1983 single-wide manufactured home on his 0.77-acre lot. Property is located in the Show Low Crossroads Subdivision Unit 1. A.P.N. 106-29-084A.

Chairman Dan Muth opened the public meeting.

Lynda Tanner spoke in favor of.

Randy Nitzie HOA President spoke in opposition.

Joe Krussick HOA Vice-President spoke in opposition.

Duane Malott yielded his time.

Joel Hayes spoke in opposition.

No further public comments.

Mr. Muth closed the public meeting.

Chairman Dan Muth opened for a motion to go into commission discussion.
Commissioner Brad Peterson motioned to approve.
Commissioner Bobby Fite second the motion.

Mr. Peterson clarified the county's role regarding CC&R's, that is the county does not govern nor has any jurisdiction with CC&R's, and the conditional use permit (CUP) process and added that he felt the manufactured home (MH) was conducive to the area.

Mr. Jarvis questioned staff if they had any recommendations regarding the age of the MH. Mr. Fish quoted County Ordinance Article 730 and explained mobile homes vs. MH, the role of the building department vs the state's role, and the states requirements. He recommended approval with conditions of 1. recertification through the state 2. all state requirements were met including the pad 3. the home was hooked to septic, water and electric and that all were inspected by their respective entities 4. permit granted from Building Safety and all required inspections were completed and passed.

Mr. Muth questioned if the recertification of the MH renewed the 15-year requirement. Mr. Fish cited 730. (i). Mr. Muth clarified staff's recommendation of recertification. Mr. Fish agreed.

Mr. Peterson clarified that the when the state recertified a MH a new tag was issued, and the MH would be considered as new.

Mr. Fish discussed the process of recertification.

Mr. Jarvis asked if there were any assurances that the applicant would complete the recommendations. Mr. Fish reviewed County Ordinance Article 13.

Mr. Knight clarified the county's CUP requirements and process and the recommendation from staff to approve the application with conditions and that the applicant recertify, meeting current state and county codes

Mr. Knight confirmed that the applicant was unaware of the violation until notified by the county Mr. Fish agreed.

Hector Pinedo addressed the commission and confirmed that once he was aware of the requirements, he started working with staff to get into compliance, he sated that he was unaware of any CC&R's and shared the results of his neighborhood meeting.

No further discussion.

Mr. Knight moved to approve the application with staff's conditions:

1. recertification through the state 2. all state requirements were met including the pad 3. the home was hooked to septic, water and electric and that all were inspected by their respective entities 4. permit granted from Building Safety and all required inspections were completed and passed.

Mr. Fite second the motion

Vote, Unanimous

Mr. Knight reminded to Mr. Pinedo that he still needed to address the CC&R's with his HOA.

Item #6 Report from Staff to the Commission

No report.

Item #7 Adjourn

Chairman Dan Muth opened for a motion to adjourn.

Commissioner Brad Peterson motioned to adjourn.

Commissioner Brad Jarvis second the motion.

Adjournment 1:45 p.m.