

**PLANNING AND ZONING COMMISSION
MINUTES FOR December 3, 2020**

In Attendance:

Commissioners

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

Staff

Devin Brown, Director
Shanna Pearce, Executive Assistant

Working Lunch Session

No Items discussed.

Regular Meeting

Item #1 Call to Order

Chairman Oscar Miranda called the meeting to order at 1 p.m.

Item #2 Roll Call/Determination of a Quorum

Chairman Oscar Miranda determined a quorum was present; seven (7) commissioners were present.

Item #3 Call to the Public

No comments.

Item #4 Approval of the minutes from the October 1, 2020.

No Discussion.

Chairman Oscar Miranda opened for a motion.

Commissioner Jim Thornhill motioned to approve.

Commissioner Dan Muth seconded the motion.

Vote, 5 ayes – 0 nays – 2 abstained, Commissioner Kay Hauser and Brad Peterson were not present at the meeting.

Item #5 PUBLIC HEARING, consideration and possible recommendation for approval of a Conditional Use Permit to allow Adam Marsh and Karissa Burgess to build two homes on their 1.36-acre parcel. Property is located in Luna Lake Village, lot #30 in Alpine, AZ. A.P.N. 101-28-041.

Chairman Oscar Miranda presented the item and opened the public meeting.

Shanna Pearce provided staff report, recommended approval with conditions.

Adam Marsh, applicant, explained their proposal and use of both homes. He explained the neighbors had concerns that the second home would be used as a short-term Airbnb rental, and confirmed that the second home would not be used for any type of rental.

Mr. Miranda asked if they would accept adding a condition that the home would not be used as a rental. Mr. Marsh agreed.

Mr. Marsh addressed other concerns the neighbors had from their neighborhood meeting.

Mr. Miranda questioned wastewater and water. Mr. Marsh confirmed they would join into the Alpine sewer district and hook into available water.

Mr. Miranda noted the flood zone. Applicants were aware of the flood zone and stated that they are building close to the front of the property to stay outside of the flood zone. Mr. Miranda confirmed there would be no structures within the flood zone. Mr. Marsh agreed.

Commissioners discussed the Airbnb condition and advised it would stay with the CUP and land. Mr. Marsh agreed.

Mr. Miranda closed the public meeting.

Mr. Miranda recommended adding a condition that the second home would not be used as an Airbnb or any other rental.

Mr. Freeman also recommended adding the condition of connecting to available water and sanitation.

Mr. Muth recommended adding a start and end date for completion. Commissioners discussed and agreed that due to the difficulty in hiring a contractor, to add a condition that the CUP start date would begin when the building permit was obtained.

Mr. Miranda opened for a motion.

Commissioner Dan Muth motioned to approve with the following conditions.

1. Follow Apache County Health Department regulations.
2. Complete construction outside of the flood zone.
3. The start date of the CUP be dated the date the building permit(s) are pulled.
4. The homes will not be used as rentals.
5. Both homes must be joined into the public wastewater.

Vice-Chairman John Freeman seconded the motion and conditions.

Vote, unanimous.

Item #6 Election of a new Chairperson for 2021.

Chairman Oscar Miranda nominated John Freeman. No other nominations

Commissioner Dan Muth moved to approve by acclimation.

Vote, unanimous.

Mr. Freeman commended Mr. Miranda for his service.

Item #7 Election of a new Vice-Chairperson for 2021.

Chairman Oscar Miranda opened for nominations.

Vice-Chairman John Freeman nominated Dan Muth. No other nominations.

Commissioner Jim Thornhill moved to approve by acclimation.

Vote, unanimous.

Item #8 Setting the date, time and place of regular monthly meetings for 2021.

No discussion.

Chairman Oscar Miranda opened for a motion.

Commissioner Dan Muth motioned to approve.

Commissioner Brad Peterson seconded.

Vote, unanimous.

Item #9 Report from Staff to the Commission, including pending, recent, and future agenda items.

No report from staff. Mr. Freeman recommended that with the recent passing of Prop 207 Recreational Marijuana, a discussion on how to handle future proposals be placed on an upcoming agenda. Staff will follow up with the County Attorney.

Item #10 Adjourn

Chairman Oscar Miranda opened for a motion to adjourn.

Commissioner Brad Peterson motioned to adjourn

Commissioner Traegen Knight seconded the motion.

Vote, unanimous

Adjourned 1:40 p.m.