

**PLANNING AND ZONING COMMISSION
MINUTES FOR February 3, 2022**

In Attendance:

Commissioners

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

Staff

Matthew Fish, Director
Shanna Pearce, Plan Reviewer

Working Lunch Session

Called to order at 12:05 p.m.

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

Mr. Fish provided information related to item #5 and explained staff's recommendations.

Commissioners recommended to staff to examine the possibility of making the conditional use permit (CUP) for older manufactured homes be an administrative review by the director.

Commission and staff discussed the CUP process.

Item #2 Director's report on current events.

Mr. Fish updated the commissioners regarding the recreational vehicle (RV) policy and staffs continued discussion with the community.

Mr. Fish provided information of the Board of Adjustments and Appeals (BoAA) interpretation regarding the appeal for RV use in Greer.

Mr. Fish provided an update on the Vernon Community plan.

Commission and staff discussed the current compliance issues of the use of RV's in Greer and the process moving forward from the recent BoAA decision.

Mr. Fish shared that staff would carry on with the past cleanup project, budget, and process moving forward.

Item #3 Discussion of Article 23.

Mr. Fish explained the changes made since the recommendation of the commission; fees, section 2032.B, section 2303.A3 and asked the commission if the Article needed to come back for another recommendation.

Commissioners discussed zoning areas and justifying fees.

Item #4 Discussion of the roles of the P&Z commission and Community Development Department.

Mr. Fish explained his role as the director and the commissioners, referring to the Apache County zoning ordinance Article 9 Section 903 and Article 1.

Commissioners discussed “personal views” being involved in the decisions, use of the comprehensive plan and personal property rights.

Mr. Fish asked if the commission wanted staff to review the fee structure in Article 23 prior to presenting to the BOS. Commissioners directed staff to move forward to the BOS agenda in March; fee concerns will be addressed as needed.

Work Session adjourned at 12:55 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 seven (7) commissioners present.

Item #3 Call to the Public

No public comment

Item #4 Approval of the minutes from the January 6, 2022 meeting

Chairman Dan Muth opened for a motion.
Commissioner Kay Hauser motioned to approve the minutes as presented.
Vice-Chairman Oscar Miranda second the motion.

No discussion

Vote, 0 nays, 5 ayes 2 abstentions, Commissioners Peterson and Freeman were not in attendance at the January 6, 2022 meeting.

Item #5 PUBLIC HEARING, consideration and possible recommendation for approval of a conditional use permit allowing Wanda Caswell and Mary Lynn to place a 2002 manufactured home on a five-acre parcel. Property is located in Vernon, AZ 85940. A.P.N. 106-22-008K

Mr. Fish provided staff report and recommended approval with conditions, proof that her septic is complete and inspected within six-months.

Mary Linn and Wanda Caswell addressed the commission, discussed required inspections, septic issues and the structural appearance of the manufactured homes, skirting, awning.

Mr. Peterson confirmed that there were other manufactured homes (MH) already in the area. Mrs. Linn and staff agreed.

No further discussion.

Public hearing opened.

No comments

Public hearing closed.

Mr. Freeman confirmed all the items required for a conditional use permit had been met. Mr. Fish agreed.

No further discussion

Chairman Dan Muth opened for a motion.

Commissioner Brad Peterson motioned to approve with staff's recommendation that proof of septic is completed and inspected within six-months of approval.

Vice-Chairman Oscar Miranda second the motion.

Vote, unanimous

Motion recommended for approval with condition(s).

Chairman Dan Muth called Gary Buckner to address the commission to speak on item #3.

Mr. Buckner thanked the commission for their time and enforcement of ordinances and offered his time to assist the community.

Item #6 Report from Staff to the Commission

David Goodman, River Valley Ranch Board of Directors addressed the commission regarding the recent tabled RV policy and bringing people into compliance suggested

offering more septic system choices.

Ed Sauer, River Valley Ranch President of the board of director address the commission impressed with the awareness of the financial limitation in the county and cooperatively working with the communities on compliance.

No report from staff.

Mr. Freeman recommended finding available grants to help communities get in compliance.

Mr. Fish explained his role with the septic systems and that he was currently working with the Health Department to find suitable alternative wastewater systems. Commission directed staff to develop a subcommittee to address the RV policy issues.

Item #7 Adjourn

Chairman Dan Muth opened for a motion to adjourn.
Commissioner John Freeman motioned to adjourn.
Commissioner Brad Peterson seconded the motion.

Adjournment 1:30 p.m.