

**PLANNING AND ZONING COMMISSION April 19, 2022**

1. **Call to Order: 7:05p**

**Roll Call-**Commissioners present: Reid Stinnett, Mike Lunt, Derek Flake, Jeff Greer, Justin White

Staff: Joseph Jarvis, Scott Allen

1. **Pledge and Prayer:**  Prayer: Flake Pledge: Greer

1. **Call to the Public:**

Presentation by Sharp Shooters about their proposed site plan review. Staff suggested that the applicant come and speak with the Commission this evening. If the Commission is supportive, then this will be considered their development review per 10-6-4. Discussion about the demand on utilities. The Commission was supportive of the presented plans. The Commission asked staff to ensure that the development includes adequate parking and access to all utilities.

A resident requested that the Town blade Rencher and Savage. Stinnett discussed the subject further with the resident.

1. **Commissioner Reports:**

Stinnett raised concerns about a property east of Jake Flake crossing. Jarvis stated that he is already in contact with the property owner to address their nuisance violations.

1. **Approval of Previous Meeting Minutes:**

A. MEETING MINUTES- March 15, 2022

*Lunt moved to approve the minutes. White seconded the motion. The motion was approved unanimously.*

1. **Discussion/ Action Items:**

A. Discussion of the table in Town Code Section 10-4-3 C.

Jarvis provided a summary. Commissioners were supportive of the table as presented and sharing the table with the Town Council.

B. Nuisance Control and Property Maintenance

Jarvis provided a summary of the intent. The Commissioners may share additional comments with staff before it is presented to the Town Council.

C. Outdoor Vehicle and Parking Storage Ordinance

Jarvis provided a summary of the intent. The Commissioners may share additional comments with staff before it is presented to the Town Council.

D. SOUTHWEST PARTNERS- TENTATIVE MAP

Jarvis provided a summary of the map. Answered questions about utilities, roads, and access. Stinnett is supportive and expressed concerns about how residents will access the property and the increase in traffic. These concerns were affirmed by White and others. Greer recommends that they develop the back section of parcel 202-35-015A to send traffic along S Porter Road instead of Country Club. With the support of the Commission, this will be presented to the Town Council at the May meeting for the Final Map to be adopted.

E. TOM PORCHARSKY AMENDED MAP

Greer recused himself. Jarvis provided a summary, and the applicant discussed his request. The applicant is requesting that the Mayor and Clerk be authorized to sign the milar map. If the Commission supports this Tentative Map update, then the Final Map will be presented to the Town Council in May. Commission is supportive of this plan.

1. **Open Public Hearing: (After each item was discussed, the Commission closed the public hearing and discussed the item per Section 8.)**

A. ZONING CHANGE REQUEST: QUENCA, LLC: 202-23-071F & 071K: FROM RESIDENTIAL ONE TO RESIDENTIAL TRANSISTIONAL SO THAT MULTI-FAMILY DWELLINGS CAN BE CONSTRUCTED

Jarvis presented a summary of the request. The applicant presented additional details about their request. A resident mentioned the poor quality of the soil. Flake asked about the zoning within this area and mentioned the need for more housing options. Jarvis stated that staff is preparing for a broader conversation about housing between the Council, Commission, and staff.

B. ZONING CHANGE REQUEST: BRIMHALL: 202-31-006F: FROM AGRICULTURE TO

RESIDENTIAL 2 SO THAT IT CAN BE SPLIT INTO THREE PARCELS

The applicant’s representative spoke about their request. Discussion occurred between the applicant and the Commission on topics including zoning in the area, access to utilities, and easements. Stinnett reminded the applicant that if an additional split occurs, that it will be considered a neighborhood.

C. ZONING CHANGE REQUEST: DAVIS: 202-30-002G: FROM AGRICULTURE TO

RESIDENTIAL 1s SO THAT THE PARCEL CAN BE SPLIT INTO THREE PARCELS

The applicant spoke about the details about their request. The applicant will split the land to provide the other parcels to his family. He intends on significantly improving the land. Attendees who are the neighbors asked additional questions and shared comments. The neighboring property owners did not support rezoning the land to R-1 for they are concerned about overdevelopment. They were also concerned about the quality of the roads accessing the area.

D. SPECIAL USE PERMIT: 202-23-101: BELLY BUTTON CENTER, LLC: FOR A MOTOR

COACH/ GLAMER PARK

Jarvis provided a summary. He highlighted the criteria for reviewing a SUP and invited the applicant to discuss what is different about the application this time. The applicant’s representative (John Otis) spoke on behalf of the application. They are a motor coach resort and not a RV park. They intend on presenting a visual representation of their plan to the Council. Otis discussed why this is a great option for development and the benefits. Otis mentioned that two potential retailers want to locate there. Stinnett is supportive of the plan and feels that it is a viable use of the property. Greer is very concerned about tenants staying a long time and that the property would become a long-term rental location. The applicant will not allow tenants to exceed the limitations as defined in Arizona Revised Statues. They are inviting Class A motor coaches but won’t turn away visitors. The applicant will be building a resort for motor coaches. Discussion about the dynamics of resubmitting a request even though it was not approved by the Town Council. The applicant is willing to provide additional infrastructure for the Town. Additional questions and comments were shared. This was between Otis, the Commission, and members of the public.

1. **Close Public Hearing:**

A. ZONING CHANGE REQUEST: QUENCA, LLC: 202-23-071F & 071K: FROM RESIDENTIAL ONE TO RESIDENTIAL TRANSISTIONAL SO THAT MULTI-FAMILY DWELLINGS CAN BE CONSTRUCTED

*White moved to recommend the request for approval to the Town Council. The motion was seconded by Lunt. The motion was approved unanimously.*

B. ZONING CHANGE REQUEST: BRIMHALL: 202-31-006F: FROM AGRICULTURE TO RESIDENTIAL 2 SO THAT IT CAN BE SPLIT INTO THREE PARCELS

*Flake moved to recommend the request for approval to the Town Council. The motion was seconded by Greer. The motion was approved unanimously*

C. ZONING CHANGE REQUEST: DAVIS: 202-30-002G: FROM AGRICULTURE TO

RESIDENTIAL ONE SO THAT THE PARCEL CAN BE SPLIT INTO THREE PARCELS

Stinnett and Lunt are supportive of R-2 and not R-1. Stinnett discussed his experience with property splits near his home. Flake expressed support of R-1 for that is what the property owner wants. A member of the audience asked if this request were approved, whether it sets a precedence. Greer mentioned that each request is unique. This request will add only 3 neighbors, but under R-2, there is the potential for many more neighbors.

*Flake moved to recommend the request for approval to the Town Council. The motion was seconded by Greer. Greer, Flake, and White voted in favor of the motion. Stinnett and Lunt voted against the motion. The motion passed.*

D. SPECIAL USE PERMIT: 202-23-101: BELLY BUTTON CENTER, LLC: FOR A MOTOR COACH/ GLAMPER PARK

The Commission asked additional questions of Otis. This included how will the facilities be accessed, the definition of short-term stay, clarification on AZ Revised Statues, and how the stay limitation will be enforced.

*Greer motion to not approve the SUP. The motion failed due to the of a second to the motion.*

*Lunt moved to recommend the SUP to the Town Council with the following stipulations: the public may access the facilities in the development for a nominal fee and with a limitation of three weeks per stay, per tenant. The motion was seconded by White. White, Greer, Flake, and Stinnett voted in favor of the motion. Greer voted against the motion. The motion passed.*

1. **Adjourn 9:32p**