



MINUTES OF THE GILA COUNTY PLANNING & ZONING COMMISSION
HELD AT THE ROOSEVELT VISITORS CENTER, HWY 188, MP. 243, ROOSEVELT, AZ

Partial Draft Minutes for January 19, 2012 Meeting

1. Called to order: Chairman Don Ascoli called the meeting to order at 10:00 am.
2. Roll Call: Chairman-Don Ascoli (present)
Vice Chairman-Lori Brown (present-late)
Members present: Mickie Nye, Jack Larimore, Travis Williams, Jay Spehar (by phone)
Absent: Randy Slapnicka
3. Review and Approval of Planning and Zoning Minutes for December 15, 2011
Motion to approve the minutes with correction to spelling of Mr. Alshire's name was made by Commissioner Jack Larimore and seconded by Commissioner Mickie Nye. Minutes were unanimously approved.
4. Director/Commission Communication
Community Development Director, Bob Gould stated that he will be working on the Comprehensive Master Plan and will be hiring a part time Planner and will have a schedule for the Gila County Manager to look at by January 27th, 2012.

Chairman Don Ascoli asked about the Unified Development Code and the Community Development Survey. Community Development Director Bob Gould stated that the commission has the Code Update on the agenda and the survey has been finalized and will email a copy to the commission.
5. CUP-11-02 Applicant/Property Owner William Jacobs: Applicant is requesting use of vacation home as a church retreat and/or youth group retreat for ten (10) to thirty (30) persons, or less, per day, for a day or two at a time but not more than one week. Gila County Assessor's Parcel is 302-32-031A and 032A, located at 469 and 527 W. Eleanor Dr in East Verde Park, Payson, AZ; Parcels are zoned R1L-D12. **ITEM TABLED FROM DECEMBER 15, 2011 MEETING.**

Motion was made by Commissioner Mickie Nye to return this item to the Planning and Zoning Commission; motion seconded by Commissioner Travis Williams. Motion was unanimous.

Commissioner Mickie Nye motioned to adjourn and Vice Chairman Lori Brown seconded the meeting. Meeting adjourned at 1:30 pm.

Director Bob Gould commended Angela Parker-Planner in training, for her hard work and trying to make it compatible with the neighborhood. Mr. Gould reminded the commission that at the public hearing they had about eight people who voiced concerns; one of the property owners accused him of having eighty (80) people there and that there were illegal aliens there, we cannot substantiate this. He continued by stating that one time the Sheriff's Office went out there and they counted twenty seven (27) people but stated that there were a significant number of people walking by the river and through the neighborhood. They probably exceeded 30 that time. Mr. Gould continued by

stating that the whole intent is to find out how this can become an invisible use in the neighborhood where people don't recognize the business aspects of it and he does not see how he can do anything else but recommend denial to the Board of Supervisors. The most intense activity we allow in SFR is a five bedroom bed & breakfast and they could potentially have ten people staying there. Mr. Gould stated due to lack of invisibility, activity in the neighborhood and the serious accusations by the neighbors he felt that what was said should not be ignored and recommended denial.

Commissioner Jay Spehar stated that the one thing that struck him was the letter December 14, 2011 by Martin and Anna Christy is the reason to deny this-restrictive covenants.

Director Bob Gould agreed with what Commissioner Spehar said and continued that the reason they did not include that in the report was because they have a bed and breakfast in the area.

Chairman Don Ascoli stated that the bed and breakfast must be harmonious since there have not been any complaints.

Director Bob Gould stated that the retreat's income was \$53,000 this last year and at the last meeting Mr. Jacobs stated that the LLC was the easiest way to transfer the land to their children and the money covered the cost of maintaining the property.

Mr. Jacobs was not present at the meeting.

Chairman Ascoli asked what it meant if they denied his application.

Director Bob Gould stated that he could still have people there on the weekends but not to the point that they are considered a nuisance. He does not have to have a permit to have friends or family there.

Chairman Ascoli asked what if we find an uncontested violation. Director Bob Gould stated that if they did not cease and desist, they would go before the hearing officer and possibly be fined.

Commissioner Jay Spehar asked what authority the applicant has to conduct the business on the property today. Director Gould stated that he has none.

Martin Christy stated that East Verde Park does have deed restrictions and are incorporated. The property on the river is common property.

Commissioner Mickie Nye motioned to follow staff's recommendation to deny the application CUP-11-02; Commissioner Jack Larimore seconded the motion and the motion was unanimous.