

CITY OF ST. JOHNS
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES
July 10, 2012

The regular meeting was posted. Carol Lawrence called the meeting to order at approximately 6:38 pm in the Board of Supervisors Meeting Room at the County Annex.

ROLL CALL: Carol Lawrence, Ed Tafoya, and Carl Wilkins.

Board Members Absent: Karson Crosby and Michael Bryan

STAFF PRESENT: City Clerk/Finance Director Evan Nelson, and Deputy City Clerk Kim Cowley

OTHERS: Stacy Waite, Mr. & Mrs. Michael Greene

PUBLIC HEARING AGENDA

- 1. Hear public comment regarding Conditional Use Permit request DEV2012-00001, an application by Michael Greene of the New Covenant Church, for a Conditional Use Permit to allow the installation of a wireless Telecommunications tower on the parcel located at 1290 West 1st Place South, St. Johns, AZ.**

CALL TO THE PUBLIC

No Public wanted to speak.

REGULAR AGENDA

CALL TO THE PUBLIC

No Public wanted to speak.

- 2. Consider approval of meeting minutes from 1/11/2011, 2/23/2011, and 8/25/2011.**

MOTION

Motion was made by Commissioner Ed Tafoya to approve all sets of minutes. Motion was seconded by Commissioner Carl Wilkins.

Motion passed unanimously. 3-0

2. Consider approval of Conditional Use Permit request: DEV2012-00001, an application by the Michael Greene of the New Covenant Church, for a Conditional Use Permit to allow the installation of a wireless telecommunications tower on the parcel located at 1290 West 1st Place South, St. Johns, AZ.

Mr. Greene spoke to the Board explaining the plans to move a portion of an existing tower to the new location. A new platform would be built 3X3X42. It would be 2 feet into the ground with 1 ½ feet above the ground. The tower would sit completely inside the platform. The purpose of the tower would be simply to re-broadcast a radio program it would not be a radio station. Mr. Greene estimated the setback from the platform to the house across the street to be 150 feet meeting the setback requirement of 75 feet from any residential property. Discussion ensued regarding St. Johns winds, stability issues, and height restrictions.

MOTION

Motion was made by Commissioner Carl Wilkins to approve the Conditional Use Permit request: DEV2012-00001, an application by Michael Greene of the New Covenant Church, for a Conditional Use Permit to allow the installation of a wireless telecommunications tower on the parcel located at 1290 West 1st Place South, St. Johns, AZ. The motion was seconded by Commissioner Ed Tafoya.

Motion passed unanimously. 3-0

4. Consider approval of proposed subdivision plan which divides parcel #203-36-051, located at 295 E. 2nd North., into six lots.

Mr. Stacy Waite of Terra Visa Group handed out a map showing the proposed division of the Padilla property. Mr. Padilla having been recently deceased and leaving the property in trust to be divided equally among the children. He explained that the family has no plans to improve the lots, lease them or sell them. And that they will take down an existing shed that spans across one of the dividing lines. Much discussion ensued regarding:

1. State laws regarding the requirement for a public report.
2. City minimum requirement.
3. Whether or not the City subdivision ordinance applies or not.
4. Separate tax parcel numbers.
5. Frontage Requirements.

Commissioner Wilkins was most concerned regarding the public report issue. Mr. Waite volunteered to research whether or not a public report would be required. The Board agreed that before any action could be taken that Mr. Waite would need to get back to them on that issue, and that City Attorney Bryce Patterson would need to be consulted on the subdivision ordinance. His recommendation regarding the ordinance might bring the advantage of Mr. Nelson's being able to approve the plan without further action from the Board.

FUTURE AGENDA ITEMS

No future agenda items were discussed.

ADJOURNMENT

MOTION

Motion was made by Commissioner Ed Tafoya to adjourn the Planning and Zoning Commission Meeting. Motion was seconded by Commissioner Carl Wilkins.

Motion passed unanimously 3-0.

Meeting adjourned at approximately 7:24 pm.

Signed:

Carol Lawrence, Chairperson

ATTEST:

Kim Cowley, Deputy City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the public hearing and regular meeting of the Planning and Zoning Commission of the City of St. Johns held on the 7th day of December, 2010. I certify that the meeting was duly called and held and that a quorum was present.

Kim Cowley, Deputy City Clerk