



Town of Mammoth
Planning and Zoning
Minutes of a Regular Meeting
Tuesday, May 12, 2015
6:30 p.m.

MINUTES OF THE REGULAR MEETING OF THE TOWN OF MAMMOTH
PLANNING AND ZONING HELD MAY 12, 2015 PURSUANT TO THE NOTICE
REQUIRED BY LAW.

1. CALL TO ORDER

Diane Theobald called the meeting to order at 6:36 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PLANNING AND ZONING MEMBERS PRESENT

DIANE THEOBALD
SHARON CHRISTIANSON
EVETTE ROMERO

PLANNING AND ZONING MEMBERS ABSENT

DONALD LOPEZ (3RD ABSENCE)
ERNEST BUSTAMANTE

4. CALL TO PUBLIC

MOTION to move this to item 8. Motion passed.

5. APPROVAL OF MINUTES

Approval of minutes for April 14, 2015 meeting.

Sharon Christiansen motioned to approve the minutes from the April 14, 2015 meeting.

A second was made by Diane Theobald. Motion passed.
Handicapped individuals with special accessibility needs may contact the ADA Coordinator for the Town of Mammoth at (520) 487-2331 (V/TDD)

According to Arizona Law, unless an actual emergency exists the Planning & Zoning Commission can act only on the items that appear on today's agenda. Anyone wishing to address the Commission should stand and be recognized by the Chairperson, state your name so that your comments may be properly recorded and limit your comments to three (3) minutes or less. Matters presented to the Commission at this time may be referred to the Town Clerk for placement on a future agenda.

6. STUDY SESSION

A. Cemetery Rules and Regulation-Diane Theobald

Short discussion, the commission agreed to plan formal study and action for June.

7. NEW BUSINESS-Discussion and/or action on the following:

A. Sewer Lines on private property-Rogina Medina

Mrs. Medina presented map she made showed and discussed the problem at 502 Vine Ave., that a sewer line is under their home and that neighbor's private sewer line is run through their property to connect to that main line. One of those lines that belong to a neighbor at 500 Vine Ave. is leaking and needs repair.

The main question is ownership of that line, although it is on her property it is the neighbor's line, the neighbor has refused to pay for these repairs. Public Works Interim, Pablo, is having difficulty finding the original maps for Little Hollywood subdivision.

The commission consensus was IF needed the Town of Mammoth approved a main sewer line be placed on private property they indeed she be responsible for that line, and further that the neighbor should be responsible for their line.

Evette Romero motioned to hold a Special Meeting on May 14, 2015 at 6 p.m. to request presence of or recommendation from Public Works. A second was made by Sharon Christiansen. Motion passed.

B. Change of Ordinance from commercial to residential at 129 N. Main St. (Mammoth Bar)

Water Campion Diane Theobald told applicant only legal owner can apply for this change and this item information only. He understood that is what he wanted. He is a shop teacher in San Manuel and is looking for a property big enough to house his auto's personal only NOT for business purposes. The problem is financial commercial tax about 3 times residential.

After long discussion...Diane Theobald against rezoning and commercial property on Main St. to residential and that it would be extremely difficult to return it to commercial. Probably would not pass ordinance requirements.

Further discussion by commissioners Sharon Christiansen and Evette Romero, that it is time to realize that our Main St will not be viable for commercial businesses any more. Evette Romero also pointed out that many properties on Main St. are residential already.

Finally the consideration of floodplain came up.

Discussion from Councilman Sloan and motel owner, Violet Blankemeyer, (discussion wandered) chair called point to order.

Evette Romero made a motion to research Main St. to consider rezoning, from what portion to rezone. A second was made by Diane Theobald. Motion passed.

Diane Theobald will do research on this and further action of "field trip" possible. Thank you.

C. Cemetery Rules and Regulation-Diane Theobald

Evette Romero motioned to table this item. A second was made by Sharon Christiansen. Motion passed.

8. CALL TO PUBLIC

Councilman Sloan commented on Main St. as did Violet Blankemeyer, owner of The Lodge Motel on Highway 77.

Violet Blankemeyer asked if she needed a permit to have a yard sale. Chair commented we could not dialogue at Call to Public.

Councilman Sloan suggested we look in a TP Tax for motel bed tax. Also, the Marijuana Ordinance came up. He presented other items that council had discussed informally at a Town Hall Meeting. Chair did inform him that several of those items REQUIRED formal Planning and Zoning agenda action. Including the question of Marijuana dispensary.

9. OLD BUSINESS

NONE

10. COMMISSION COMMENTS

Diane Theobald thanked commissioners.

Evette Romero suggested we go to a Planning and Zoning workshop. She agreed to look into that for June meeting.

11. ADJOURN

Sharon Christiansen motioned for adjournment of the meeting at 7:47 p.m. A second was made by Evette Romero. Motion passed.

Meeting adjourned at 7:47 p.m.

I certify that the following are a true and correct copy of the minutes of the Planning & Zoning Regular Meeting held on May 12, 2015. I further certify that the meeting was duly called and held.

Planning & Zoning Secretary

Planning and Zoning Chair