

Town Of Mammoth



TOWN OF MAMMOTH

PLANNING AND ZONING

Minutes of a Special Meeting

Monday September 25, 2017

2:00P.M.

MINUTES OF THE SPECIAL MEETING OF THE TOWN OF MAMMOTH PLANNING AND ZONING COMMISSION, HELD SEPTEMBER 25, 2017 PURSUANT TO THE NOTICE REQUIRED BY LAW.

CALL TO ORDER SHARON CHRISTIANSEN called this meeting to order at 6:36 P.M.

PLEDGE OF ALLEGANCE Diane Theobald

ROLL CALL Sharon Christiansen Chairperson Diane Theobald Vice Chair

 Walter Jones Secretary Kim Lee Member

 Rogina Medina Council Leasion

CALL TO THE PUBLIC NONE

According to Arizona Law, unless an actual emergency exists the Planning and 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 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.

APPROVAL OF MINUTES For July 11, 2017

 Motion To Approve Minutes of July 11, 2017

 Motion by: W. Jones Second by: K. Lee Motion Passed

STUDY SESSION Opens at 2:08PM

 Cemetery info for revisal, Planning and Zoning ongoing, take a look at winter work.

 Motion To Table this discussion for a future meeting

 Motion by: D. Theobald Second by: W. Jones Motion Tabled

Handicapped individuals with special accessibility needs may contact the ADA Coordinator for the Town of Mammoth at (520) 487-2331 (V/TDD)

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New Articles to Mammoth Land Codes #14-27 Repealing 14-14 and 14-26.

Sharon Christiansen Presentation: This is a rough draft of the new articles that will combine the codes 14-14 and 14-26 as well as cut time and paperwork for us. I recently had a meeting with Globe Code Enforcement and found their system to be working well. I have adopted some of their structure in this new article. The current way we are trying to clean up the town is not working for us. We had a lot of success in the beginning but the town has figured out that with the current ordinance we have hit a stand still. They receive two or three letters and then we are stuck and send more letters for them to ignore. With this article, the letter is straight to the point, they have 30 days and if we feel they are really trying another 30 days and that is it. This article allows us to have a citation issued by the by the Police Department for them to appear in court and explain to the Judge why they could not complete the work cited in the violation letter.

This will allow us to concentrate on those home owners who actually care and will clean up. I want the article (laws) to be the bad guy. I know they sound harsh, but that is what we need at this point. I will say that as we drove around town today we did see a lot of homes beginning to do clean up and that was a wonderful surprise. We think it may be on word of mouth about the creation of the new articles.

Now questions or comments from the members—

K. Lee- This is a poor town how will people pay these fines? Answer most of what we have is weeds and abandon vehicles and those can be taken care of for minimal pay needed. When we get to a point where we need to have a home painted or repaired then we can help them out. There are programs we can start such as paint drives and make use of the college and repair programs. Some donations from organizations to help.

K. Lee- we need to give them some rewards? Answer, yes there will be a rewards and solution part just like before. We tried being the nice guy first and that did not work.

Looking at the letter that will go out we are cutting our letters from 5 pages to only 1 the first three violations are standard to every citation. There is a minimum \$500.00 fine of which a minimum of \$100.00 will go to the town of mammoth, court costs to the courts and hopefully the judge will tell them to take the rest of the fine and fix their property by a new compliance date issued by the courts. At this point that is up to the judge and we have no claim on the remaining \$400.00. Looking at the pictures they must have the same view. Start at one corner and take picture take 15 steps and take another picture and continue. This pattern allows for the exact same picture placement to see if there is progress or not.

D. Theobald- what you are doing is the future and she is more aggressive like I used to be. Council did want things simplified, however this is only the beginning and the fact that it is this legal is for the best.

K. Lee- How are we going to subject or residents to keep up when the town just won't do it.
Answer- this is an equal opportunity article and the town will need to clean up as well.

D. Theobald what about the area that is between the property line and the roadway. This is the responsibility of the home owner as part of living in the town of mammoth. Can we put flowers in that area, yes on the closest to your property line. There must be an open 4 feet between the road and anything you want to put there.

New business coming to mammoth depends on its population and we need to clean up and bring new life into this town. They will not even talk to us until we get more people here.

We want these owners to get these places cleaned up and either sell them or get them rented do not just let them rot.

W. Jones they harsh wording is probably good and you have already hit the points of concern, we do need to get new business in order to grow. But they both work hand in hand. What about the community garden, we were thinking of a swap meet or a farmers market.

Diane said to reach Cisco Curry and talk to him about a co op type garden and sale. He had been very excited about this at one time.

K. Lee what about incentive maybe a thank you in the paper? Yes we were talking about this and we would like to run in the paper both an area that show the address issued the citation to courts and another showing a thank you for cleaning up, addresses only. However we also thought about placing a thank you card from the town of mammoth along with the thank you letter of compliance from planning and zoning.

W. Jones- Can we lower the business license fees for a year. No, that is not possible at this time. But we are looking at spot checking all businesses. We need to think about a building inspector maybe on a per property basis. We do not need a full time but there are going to some times that we will need one. Ms. Medina suggested maybe a retired inspector. This is something to bring up to the Town Manager. We previously had to go to county for this and we already know that they do not like to condemn anything. But this new ordinance would allow us to handle this in house. There are codes that will allow us to take care of these ourselves and file the paperwork with the Records office in Florence. Since the Town wants to start issuing some permits in house and on call inspector would be nice to have.

W. Jones- I noticed that none of these sections talk about livestock. Good point and we need to address this, many years ago in the late 60's we adopted Pinal Counties Animal Control Regulations. We need to look at these concerning livestock and foul. Domestic animals do not fall under our department. We should adopt the codes for livestock and foul into our codes.

K. Lee- What about solutions, places for them to get help? We were talking about that and discovered that depending on the situation, there are many organizations that offer help. If they are veterans, there are veteran organizations that will help them, if they are seniors there

are other programs, same for disabled. We just need to search them out. Kim do you want that job. Prepare a list of organizations and requirements that we might give out to some residents to offer them some solutions, along with some of the other ideas we have already discussed.

Next let us talk about abandoned vehicles that are on public property, Globe has a 72 hour sticker that they post and after that time they have the vehicle towed at the owners expense, or the tow company can file for abandon title and scrape it. We need to talk to the Chief and see if we have something like this.

There was some discussion on the wording of some areas, add a word here, take a word there. We will be tightening this up, this copy we are looking at is only a draft copy at this point.

We also need to address household garbage and receptacle areas. Maybe a code that states trash cans cannot be out on the roadway prior to 6PM the night before service and must be taken in by no later than 9PM on the day of service.

Okay now for the PSA's. I would like to split the town up into areas and be able to let residents know when we are coming to each area. Something like an ad in the paper stating we will be in New Mammoth – Owens to Main and 77 to Tiger on the first week in October, then the week prior to actually going to that area we can post the flyer you see in the back of your packet on each house in that area so they are aware of what we are going to be looking for. That way there are no surprises.

Finishing up on this, if there is no more questions or comments we will close this study session at 3:58PM

NEW BUSINESS NONE

OLD BUSINESS NONE

COMMISSIONER COMMENTS NONE

ADJOURNMENT 4:04PM

Motion To Adjourn this meeting at 4:04P.M.

Motion by: K. Lee Second by: D. Theobald Motion Passed

I CERTIFY THAT THE PRECEDING IS A TRUE AND CORRECT COPY OF THE MINUTES OF THE MAMMOTH PLANNING AND ZONING SPECIAL MEETING HELD ON SEPTEMBER 25, 2017. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD.

SHARON CHRISTIANSEN PLANNING/ZONING CHAIR