



PLANNING & ZONING MINUTES
OF A REGULAR MEETING
TUESDAY, MAY 08, 2018
6:30 P.M.

MINUTES OF A REGULAR MEETING OF THE TOWN OF MAMMOTH PLANNING AND ZONING COMMISSION, HELD MAY 08, 2018 PURSUANT TO THE NOTICE REQUIRED BY LAW.

1. CALL TO ORDER SHARON CHRISTIANSEN called this meeting to order at 6:30PM
2. PLEDGE OF ALLEGIANCE KIM LEE
3. ROLL CALL Sharon Christiansen (Chairperson) Diane Theobald (Vice-Chair)
Walter Jones (Secretary) Kim Lee (Member)
Rogina Medina (Council Liaison)

4. CALL TO THE PUBLIC **NONE**

A Public Body may make an open call to the public during a public meeting, subject to a three (3) minute limitation to allow individuals to address the public body on any issue with the jurisdiction of the public body. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the public body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

5. APPROVAL OF MINUTES

A. TUESDAY, MARCH 13, 2018

There was a question presented by K. Lee concerning the Cielo Project from the previous meeting. The question dealt with the question of monetary consideration to the Town of Mammoth in conjunction with the contract originally presented. Sharon Christiansen addressed the members, According to our attorney, there is no mention of monetary compensation of the annex under the current contract, due to the fact that ground was never broke, there is still several years on the original contract at which time things may change. As of now, there is nothing left to discuss at this time.

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

D. Theobald presented information at the last meeting concerning the Cielo Project which encompasses the area West of Mammoth beginning about the Tucson Wash through the Tiger Road access on Highway 77 near Oracle. This contains about 16,000 acres of property. Contracts dated from 2007 and development information was given to Planning and Zoning for review. There were several questions concerning the current state of the contract and possible benefits to the Town of Mammoth who is listed as part of the contract. At the conclusion of this discussion, we have determined, there is still a valid contract, the project may continue at some point. The project never broke ground due to the housing crisis in 2008.

Motion By: Walter Jones

Second By: Kim Lee

Vote 4-0

Motion Passes

6. STUDY SESSION - NONE

7. NEW BUSINESS

A. CLEAN UP COMPLAINTS-Assign Agents to assist resident complaints-Christiansen

The commission is adopting the policy of assigning complaints to individual agents for initial investigations and compliance. The areas for this meeting include:

Diane Theobald-742, 405, need to be prepared for court and the area east of Tiger Drive is up for investigation due to a high risk of fire to residents that border these properties. Review will be advised upon at the next meeting.

Kim Lee-Hayden and Cliff St complaints of trashed yard and abandoned vehicles causing visual discord in the neighborhood as well as safety issues associated with the abandoned vehicles. Second is the area south of Chacanaca St. and North of Hayden St. on what would be Cliff St. Currently viewed as an easement. Complaint is residents are depositing trash in this area that is affecting the ability of other residents to enjoy the use of their properties. Review will be advised upon at the next meeting.

Walter Jones- is our Member-Secretary and will assist in formation of all letters and documents to be issued to non-compliant residents in the form of a binding citation and instructions on the processes involved.

Motion is to accept the assignments as recorded for the month of May 2018

Motion By: Diane Theobald

Second By: Walter Jones

Vote 4-0

Motion Passes

B. Steel Constructed Carports in the Town Limits of Mammoth, Approximate size 20x20 or larger.

The discussion on this item is two-fold, one do we allow these large carports to be erected in the town. Second is this something that can be handled by the Planning and Zoning Commission or must Council approve each request individually.

As to point one, there are several of these carports already in town, the current view is that the property must be large enough to accommodate such a structure which must meet all setbacks as though it were a building being erected. The second is that it does not intrude on any other resident's ability to enjoy the lovely views that Mammoth affords them. Currently we do not issue our own permits, so they must deal with county for the permit to erect, however county will follow our decision should we find that land size will not accommodate these types of structures. Should they pass planning and zoning and obtain the proper paperwork from county, there is a one-time diamond permit.

Point Two, should we approach Council with the request to handle this through PZ without final approval from the Council each time.

Diane Theobald stressed the fact that the Planning and Zoning works at the pleasure of the Council and therefore must give Council final say.

Therefore the Motion is as follows-Planning and Zoning will do all foot work and determinations when a request for this type of construction is made. Planning and Zoning will follow all Town of Mammoth Land Code set-backs and issue the Letters of Variance once it is deemed to be valid request. In addition Planning and Zoning will consult Council at the next meeting as to the discussion that has taken place today and the possibility of handling these requests through PZ without the need to appear before Council.

Motion is to Appear before Council and ask permission to issue variances for this type of steel constructed carports through Planning and Zoning.

Motion By: Walter Jones Second By: Kim Lee Vote 4-0 Motion Passes

8. OLD BUSINESS – NONE

9. COMMISSIONER COMMENTS

10. ADJOURN 7:08PM

Motion By: Kim Lee Second By: Walter Jones Vote 4-0 Motion Passes

I CERTIFY THAT THE PROCEEDING IS A TRUE AND CORRECT COPY OF THE MINUTES OF THE MAMMOTH PLANNING AND ZONING REGULAR MEETING HELD ON May 8, 2018. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD

SHARON CHRISTIANSEN

PLANNING AND ZONING CHAIRPERSON