

**Superior Town Hall Auditorium  
199 N. Lobb, Avenue, Superior, AZ 85173  
PLANNING AND ZONING COMMITTEE  
Thursday, August 2, 2018 6:00 P.M.**

**MINUTES**

**A: CALL TO ORDER**

Meeting was called to order by P & Z Committee Chairman Matt Mashaw at 6:00 PM.

**B: PLEDGE OF ALLEGIANCE**

Matt Mashaw led the Committee Members and Audience in the Pledge of Allegiance.

**C. INVOCATION**

Matt Mashaw gave the Invocation.

**D: ROLL CALL**

Chairperson -	Matt Mashaw-
Vice Chairperson	Joy Eveland
Commissioner	Jess Garcia- ABSENT
Commissioner	Henry Munoz
Commissioner	Hank Gutierrez ABSENT
Commissioner	Sherry Figdore
Commissioner	Gina Lopez

**STAFF PRESENT**

Todd Pryor – Town Manager  
Ruby Cervantes – Town Clerk  
Arlene Diaz-Gonzalez – Admin Assistant

**PUBLIC ATTENDANCE**

Pam Rabago  
Maria Hjelle  
Brian Hatch

**E: CONSENT AGENDA:**

1. Approval of April 5, 2018, Regular Meeting Minutes.  
Motion to approve the P & Z Regular Meeting Minutes of April 5, 2018 made by Commissioner Joy Eveland, second by Commissioner Sherry Figdore, motion carries.

**F. NEW BUSINESS:**

1. Discussion/Possible Approval of Resolution 18 – 02. A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL AMEND ARTICLE 17, SECTION 17.9.A.1 OF THE TOWN'S ZONING ORDINANCE.  
Per Todd Pryor, Town Manager, Resolution 18-02 is a very simple change which consists of removing four (4) words.  
Motion to approve Resolution 18-02 made by Commissioner Joy Eveland, second by Commissioner Gina Lopez, Motion carries.

Ayes – 5 Matt Mashaw, Joy Eveland, Gina Lopez, Sherry Figdore, Henry Munoz  
Noes – 0  
Absent – 2 Hank Gutierrez, Jesse Garcia  
Abstentions - 0

2. Discussion/Possible Approval of Resolution 18-03. A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL RE-ZONE CERTAIN PROPERTIES FROM THE URBAN RESIDENTIAL (R 1-5) ZONE DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONE DISTRICT.

Per Todd Pryor, Town Manager, this is a small home plan, RV Park in design. Its in the Planned Development district, which is attached to document. The Engineers assisted and helped approve this.

Per Bryan Hatch, from St. George, UT, stated he loves to get land and put houses on it. He wants to build up area in Superior with affordable housing.

Todd Pryor answered question on flood plains. Resolution submitted a letter of revision to the Town eliminating the flood plain completely. The property is the Taylor's Junkyard on Main St. It's about 1.9 acres.

Henry Munoz asked about a soil study done on property. Todd Pryor replied yes one had been done and ADEQ had said it was clean enough and had issued a notice of No Further Action. It was in a safe range and no longer contaminated.

Maria Hjelle passed out Floor Plan of Houses. There would be a manager on-site and would be rented thru management company, CAHRA or Mr. Hatch. There would be a veteran tie. Accessibility would be thru county. When asked about time frame to start, she said they are closing on the land with Ms. Pam Rabago. Depends on the county and what they want. Ms. Hjelle wants to start right away.

Sherry Figdore asked would there be guidelines for Section 8?

Ms. Hjelle stated yes there are guidelines for Section 8 and they do have a waiting list. She wants home to be affordable to everyone.

Todd Pryor stated this is for lot sizes and visions not in code. Planned Development (PD) is already in updated code.

Henry Munoz asked if Planned Development change available to any property?

Todd Pryor replied any property can apply for Planned Development (PD). Its just more expensive that the standard zoning change.

Joy Eveland stated that this is good for the community and we need affordable housing.

Motion to approve Resolution 18-03 made by Commissioner Joy Eveland, second by Gina Lopez, motion carries.

Ayes- 5 - Matt Mashaw, Joy Eveland, Gina Lopez, Sherry Figdore, Henry Munoz.  
Noes - 0  
Absent – 2- Hank Gutierrez, Jesse Garcia  
Abstentions- 0

G. CALL TO THE PUBLIC—NONE

H. **ADJOURNMENT**

Joy Eveland made the motion to Adjourn the Meeting, second by Henry Munoz, Motion carries. Meeting adjourns at 6:31 PM.

---

**Matt Mashaw, P & Z Chairperson**

---

**Ruby Cervantes, Town Clerk**

