

TOWN OF SUPERIOR
Planning And Zoning Committee
MEETING
Thursday, May 2, 2024 6:00 P.M.
Superior Town Hall
199 N. Lobb Avenue, Superior, AZ 85173

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Superior Planning and Zoning Commission and to the public that the Superior Planning and Zoning Commission held a Meeting open to the public set forth above.

This Meeting was live-streamed on the Town's youtube channel:

<https://www.youtube.com/channel/UCd2f5D2dfTkaazjwNyhAXRA> .

MINUTES

A: CALL TO ORDER

Co-Chairperson Joy Eveland called the meeting to order at 6:03 PM.

B: PLEDGE OF ALLEGIANCE

Co-Chairperson Joy Eveland led everyone in the Pledge of Allegiance.

C. INVOCATION

Commissioner Mary Ann Bell gave the Invocation.

D: ROLL CALL

PRESENT:

Chairperson	Matt Mashaw – Telephonically
Co-Chairperson	Joy Eveland
Commissioner	Mary Ann Bell
Commissioner	Robert Bell
Commissioner	Hank Gutierrez
Commissioner	Lance Lindsay

ABSENT:

Commissioner	Jed Lant
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STAFF PRESENT:

Todd Pryor – Town Manager
Ruby Cervantes – Town Clerk

PUBLIC PRESENT:

Pam Rabago
Sue Anderson

E. CONSENT AGENDA:

1. Approval of Minutes of Planning and Zoning Meeting on March 7, 2024.

Motion to approve the March 7, 2024 Minutes made by Commissioner Robert Bell, second by Commissioner Lance Lindsay, Motion Carries.

AYES – 6 Chairperson Matt Mashaw, Vice-Chairperson Joy Eveland, Commissioner Hank Gutierrez, Commissioner Mary Ann Bell, Commissioner Robert Bell, Commissioner Lance Lindsay.

Noes – 0

ABSTINATIONS – 0

ABSENT – 1 Commissioner Jed Lant

F. NEW BUSINESS:

1. Discussion/Possible Approval of Resolution No. 2024-03, **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR, ARIZONA, RECOMMENDING THAT THE TOWN COUNCIL AMEND ORDINANCES NO. 2024-187 BY ADOPTING ARTICLE II § 2.5 RELATING TO THE ADOPTION OF SELF-CERTIFICATION PROGRAM; INCORPORATING THE RECITALS BY REFERENCE; ESTABLISHING A PURPOSE; SETTING FORTH DEFINITIONS; ADOPTING APPLICATION FEES; ESTABLISHING FINES AND PENALTIES FOR VIOLATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

SB 1103 PROVIDES THAT LOCAL GOVERNMENTS, BY ORDINANCE, MAY AUTHORIZE ADMINISTRATIVE PERSONNEL TO IMPLEMENT A SELF-CERTIFICATION PROGRAM THAT ALLOWS REGISTERED ARCHITECTS AND PROFESSIONAL ENGINEERS TO CERTIFY AND BE RESPONSIBLE FOR COMPLIANCE WITH ORDINANCES AND CONSTRUCTION STANDARDS FOR QUALIFIED PROJECTS. THE IMPLEMENTATION OF A SELF-CERTIFIED PROGRAM CAN HELP SHORTEN OVERALL TIME IT TAKES TO COMPLETE A PROJECT.

MOTION TO APPROVE RESOLUTION NO. 2024-03 MADE BY COMMISSIONER LANCE LINDSAY, SECOND BY COMMISSIONER ROBERT BELL, MOTION CARRIES.

AYES – 6 Chairperson Matt Mashaw, Vice-Chairperson Joy Eveland, Commissioner Hank Gutierrez, Commissioner Mary Ann Bell, Commissioner Robert Bell, Commissioner Lance Lindsay.

NOES – 0

ABSTINATIONS – 0

ABSENT – 1 Commissioner Jed Lant

2. Discussion/Possible Approval of Resolution No.2024-04, **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR, ARIZONA, RECOMMENDING THAT THE TOWN COUNCIL AMEND ORDINANCES NO. 2024-188 BY ADOPTING ARTICLE II § 2.6 RELATING TO ADMINISTRATIVE REVIEW AND APPROVAL OF PLATS AND AMENDED PLATS § 2.6.1 RELATING TO ADMINISTRATIVE REVIEW AND APPROVAL OF MINOR LAND DIVISIONS; INCORPORATING THE RECITALS BY REFERENCE; ESTABLISHING A PURPOSE; SETTING FORTH DEFINITIONS; ESTABLISHING**

FINES AND PENALTIES FOR VIOLATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

PAM RABAGO STATED THAT THE WORDING WAS INCORRECT ON THE RESOLUTION. UPON REVIEW, THE WORDING IS INCORRECT AND WILL HAVE TO BE CORRECTED. IT WILL HAVE TO BE BROUGHT BACK TO THE NEXT MEETING IN JUNE.

MOTION TO TABLE RESOLUTION No. 2024-04 MADE BY COMMISSIONER HANK GUTIERREZ, SECOND BY COMMISSIONER MARY ANN BELL, MOTION CARRIES.

AYES – 6 Chairperson Matt Mashaw, Vice-Chairperson Joy Eveland, Commissioner Hank Gutierrez, Commissioner Mary Ann Bell, Commissioner Robert Bell, Commissioner Lance Lindsay.

NOES – 0

ABSTINATIONS – 0

ABSENT – 1 Commissioner Jed Lant

3. Discussion/Possible Approval of Resolution No. 2024-05, **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR, ARIZONA, RECOMMENDING THAT THE TOWN COUNCIL AMEND ORDINANCES NO. 2024-189 BY ADOPTING ARTICLE II § 2.7 RELATING TO ADMINISTRATIVE REVIEW AND APPROVAL OF SITE PLANS; INCORPORATING THE RECITALS BY REFERENCE; ESTABLISHING A PURPOSE; SETTING FORTH DEFINITIONS; ESTABLISHING FINES AND PENALTIES FOR VIOLATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

SB 1103 provides that local governments by ordinance, may authorize administrative personnel to review and approve site plans

Motion to approve Resolution No. 2024-05 made by Commissioner Hank Gutierrez, second by Commissioner Robert Bell, Motion Carries.

AYES – 6 Chairperson Matt Mashaw, Vice-Chairperson Joy Eveland, Commissioner Hank Gutierrez, Commissioner Mary Ann Bell, Commissioner Robert Bell, Commissioner Lance Lindsay.

NOES – 0

ABSTINATIONS – 0

ABSENT – 1 Commissioner Jed Lant

4. Discussion/Possible Approval of Resolution No. 2024-06, **A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR, ARIZONA, RECOMMENDING THAT THE TOWN COUNCIL AMEND ORDINANCES NO. 2024-190 BY ADOPTING ARTICLE II § 2.8 RELATING TO THE ADOPTION OF AN AT-RISK PERMIT PROGRAM; INCORPORATING THE RECITALS BY REFERENCE; ESTABLISHING A PURPOSE; SETTING FORTH DEFINITIONS; ESTABLISHING FINES AND PENALTIES FOR VIOLATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY;**

ESTABLISHING AN EFFECTIVE DATE.

Provides that local governments by ordinance may authorize administrative personnel to allow for at-risk submittals of certain on-site preliminary grading work. At-risk for on-site preliminary grading work can help shorten the overall time it takes to complete a project.

Mr. Pryor stated this would change the way we do things. At-risk, if done wrong, will have to be corrected. We would need to adopt a form for this application.

Motion to approve Resolution NO. 2024-06 made by Commissioner Hank Gutierrez, second by Commissioner Mary Ann Bell.

AYES – 6 Chairperson Matt Mashaw, Vice-Chairperson Joy Eveland, Commissioner Hank Gutierrez, Commissioner Mary Ann Bell, Commissioner Robert Bell, Commissioner Lance Lindsay.

NOES – 0

ABSTINATIONS – 0

ABSENT – 1 Commissioner Jed Lant

G. CALL TO THE PUBLIC --none

H. ADJOURNMENT

Motion to adjourn the meeting of the Planning and Zoning Committee made by Commissioner Hank Gutierrez, second by Commissioner Lance Linday, Motion Carries. Meeting adjourns at 6:52 PM.

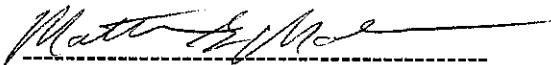
AYES – 6 Chairperson Matt Mashaw, Vice-Chairperson Joy Eveland, Commissioner Hank Gutierrez, Commissioner Mary Ann Bell, Commissioner Robert Bell, Commissioner Lance Lindsay.

NOES – 0

ABSTINATIONS – 0

ABSENT – 1 Commissioner Jed Lant

ATTEST:



Matt Mashaw, Chairperson



Ruby Cervantes, Town Clerk