

MINUTES

TOWN OF PARKER COMMON COUNCIL
SPECIAL COUNCIL WORK SESSION
Town Council Chambers
1314 11th Street, Parker AZ 85344
Monday, November 19, 2018 5:30pm

MAYOR'S ANNOUNCEMENT: Mayor Beaver asked all to please turn off or silence all their electronic devices during the Council Meetings

CALL THE SPECIAL COUNCIL WORK SESSION TO ORDER The meeting was called to order at 5:30pm

ROLL CALL OF COUNCIL: Present: Mayor Beaver, Vice Mayor Hooper, Council Members R. Hartless, Lucas, and Shontz
Absent, Council Members V. Hartless and Savino

Staff Present: Town Manager Wedemeyer, Public Works Director Ziegler, Library Manager Davis, Public Works Administrative Secretary Johnson, Payroll Specialist Alcaida, Water Utility Clerk Crispin, and Town Clerk Cockrell

Others Present: David Plunkett, Chonna Marshall, Tammy Thorn, Karl Hartmetz, Bobbi Chandler, Karen & Tim Hobbs, Ronalee Robinson, Nora Yackley, And Kim Olsen

Purpose:

1. Discussion and direction to Town staff regarding the matter referenced below
 - a. Zoning Regulation Issues – Spot Zoning

Town Manager Wedemeyer explained staff is requesting Council's assistance with the Town of Parker zoning regulations. Staff provided a large map of the Parker Central Zoning with the legend showing the 8 individual designated zones; R17 Residential Med-Low Density, R2 Residential Medium Density, OT Office Transitional, C2 General Commercial, I1 Light Industrial, I2 Heavy Industrial, PL Public Land, and Tribal Lots.

One major concern staff is having, is "Spot Zoning". Staff questioned the Council, did they want staff to continue as is with request or did the council have any recommendations. Attendees from both the Town's Board of Adjustments and the Planning and Zoning Board were present; as explained it is them the boards that officially visit the property owners request for a property zone change first; if that request is then approved by them, it then might go before the council for final action.

Council then discussed various locations on the map, some that previously were changed, and others that might be in the upcoming process. Council discussed how in the years past various properties were just changed without any rhyme or reason. Public Works Director Ziegler stated Community Development needed some type of directions from the Council; just because it was done this way in the past, did the council want anything different as staff proceeds? Mayor Beaver commented he hated the word "Spot Zoning" "Logical Zoning" or "Correctional Zoning" were the two suggested zoning words that were brought up.

LaPaz County's Community Development Director Nora Yackley explained to all present, that if a property owner comes in with a request to change something, the zoning or a setback, etc.; by state statute staff must take that request to that specific board for their action. Their request cannot just be turned down by staff no matter how off the wall etc., the application must be taken, paid for, and then the individual board(s) could then make the zoning or the recommendation changes.

CM Shontz asked if any of the board members or the two local realtors present had any questions or suggestions for the Council. The Town needed to be looked at as a whole was suggested, what seems good for one might not be the best for all.

VM Hooper stated "if it makes sense then do it"; take each request on as an individual, and move ahead. Ms. Olsen suggested working on a plan for down the road. The areas should harmonize with each other. CM R Hartless requested there be a new map created for the council after each time a property gets new zoning approved.

ADJOURN: Mayor Beaver adjourned the work session at 6:16pm

Approve

Dan Beaver, Mayor

CERTIFICATION:

I certify that the following is a true and correct copy of the minutes of the Special Council Work Session Meeting of the Town of Parker Common Council, which was held on Monday, November 19, 2018; I further certify the meeting was duly called, held, and that a quorum was present.

Candy Cockrell, Town Clerk