

TOWN OF WELLTON

Minutes of the October 15, 2019 Regular Meeting

Mayor Cecilia McCollough called the regular meeting to order at 7:00PM on Tuesday, October 15, 2019. Mayor McCollough led the Pledge of Allegiance and gave the invocation. Roll call was taken.

Councilmembers Present: Mayor Cecilia McCollough, Mayor Pro Tem Brian Claar, Councilmembers Kenneth Baughman, Scott Blitz, and Michelle Jones.

Councilmember Absent: None.

Staff Present: Town Manager Larry Killman, Deputy Town Clerk Sandra Jones, Finance Director Shantel Quinonez, Police Chief Donald Jones and Attorney Susan Goodwin (telephonically).

Guests Present: Jeremy Claridge, Sharon Lockwood, Brad Elmore, Al Lockwood, Richard Turley, Melissa Dunn, Bette & Larry Stackpole, Josh Baughman, Russell Gamble, Alan Finfrock, R.M., Robert & Peggy Leeper, Shirley Reynolds, Catherine Blitz, Alex Bejarano, Arturo Bravo, Lupe Bejarano, Sylvia Davidson, Ralph Davidson, Kathy Mills, Janice L., Jerry Holland, Charlene Holland, Robert Meier, Elston Grubaugh, Luis Luna, Bill Sheppard, Ed Hoffman, Carol Finfrock, and Jocklyn Manues.

Call to the Public:

Shirley Reynolds (Desert Sands RV Park): The Pioneer Museum will be opening for the season on November 2, 2019. The hours will be 1:00PM – 3:00PM on Saturdays and Sundays.

Brad Elmore (29822 Vista Ridge Boulevard): Concerned regarding the Conditional Use Request and its location. He is against approval.

Discussion and Action Items

1. Approval of Minutes:

a. For the Meeting of October 1, 2019 (Regular Meeting).

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Blitz, to approve the Minutes for the Meeting of October 1, 2019 (Regular Meeting). Voice vote:

Baughman: Yay
Jones: Yay
McCollough: Yay
Claar: Yay
Blitz: Yay

Motion carried.

- **Recess Regular Session of the Common Council and convene as Board of Adjustment**

Motion made by Councilmember Blitz, seconded by Councilmember Baughman, to recess Regular Session of the Common Council and convene as Board of Adjustment at 7:12PM. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

2. Discussion and possible action to approve/deny Variance Request Case V-20-001: Arturo & Lupe Bravo request a variance of Planning & Zoning Code Chapter 8, Section 8-5.4(D)(1): Required Standards: Maximum lot coverage: 60% for their lot located at 10365 Center Street (Parcel #: 709-11-051).

Alex Bejarano (29226 Napa Avenue) responded to Councilmember Blitz's questions regarding the necessity of the addition. Answer: The family is adding a bathroom so they may renovate the bathroom and additional rooms that have extensive water damage to the floors.

Motion made by Councilmember Baughman, seconded by Mayor Pro Tem Claar, to approve the Variance Request Case V-20-001: Arturo & Lupe Bravo request a variance of Planning & Zoning Code Chapter 8, Section 8-5.4(D)(1): Required Standards: Maximum lot coverage: 60% for their lot located at 10365 Center Street (Parcel #: 709-11-051). Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Nay

Motion carried.

3. Discussion and possible action to approve/deny Variance Request Case V-20-002: Arturo & Lupe Bravo request a one-inch (1") variance (on the east lot line) of Planning & Zoning Code Chapter 8, Section 8-5.4(D)(1): Required Standards: Minimum Rear Yard Setback: 3 feet for their lot located at 10365 Center Street (Parcel #: 709-11-051).

Councilmember Blitz recommended a motion to require the homeowners to survey the property. Motion failed.

Motion made by Councilmember Baughman, seconded by Councilmember Jones, to approve the Variance Request Case V-20-002: Arturo & Lupe Bravo request a one-inch (1") variance (on the east lot line) of Planning & Zoning Code Chapter 8, Section 8-5.4(D)(1): Required Standards:

Minimum Rear Yard Setback: 3 feet for their lot located at 10365 Center Street (Parcel #: 709-11-051) with a 4" variance approved. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Nay

Motion carried.

4. **Discussion and possible action to approve/deny Conditional Use Request Case #CU-20-001: Sarah Claridge requests a Conditional Use Permit to allow a Medical Marijuana Facility to be operated at 29856 Butterfield Plaza (Parcel #: 709-08-049) which is zoned Commercial.**

Public Comment:

Allen Lockwood (29838 Vista Ridge Boulevard), Robert Leeper (28102 Canal Avenue), Brad Elmore (29822 Vista Ridge Boulevard), Jeremy Claridge (representative of Rob & Melissa Dunn), and Elston Grubaugh (General Manager at Wellton-Mohawk Irrigation and Drainage District).

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Blitz, to continue Conditional Use Request Case CU-20-001 until the Regular Meeting on Tuesday, November 5, 2019 at 7:00PM. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

- **Open Public Hearing as Board of Adjustment.**

Motion made by Councilmember Blitz, seconded by Councilmember Jones, to open a Public Hearing at 7:57PM. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

5. **Public Hearing for Rezoning Case RZ-20-002**

- a. **Rezoning Case #RZ-20-002: Salvador and Joel Arcos request a rezoning of a 20,250 square foot parcel (709-12-097) located at 28858 Arizona Avenue in Wellton, Arizona, from Commercial District to Residential District.**

Staff presented request. Councilmember Blitz questioned what the prior use of the property was. Gas sales.

- **Close Public Hearing as Board of Adjustment and reconvene Regular Session of the Common Council.**

Motion made by Councilmember Jones, seconded by Councilmember Baughman, to close the Public Hearing as Board of Adjustment and reconvene Regular Session of the Common Council at 8:00PM. Voice vote:

Baughman: Yay
Jones: Yay
McCollough: Yay
Claar: Yay
Blitz: Yay

Motion carried.

6. **Discussion and possible action to adopt Ordinance No. 133 pertaining to the National Flood Insurance Program, adopting by reference Flood Insurance Study, Flood Insurance Rate Maps, and Floodplain Management Regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties.**

Motion made by Councilmember Blitz, seconded by Mayor Pro Tem Claar, to adopt Ordinance No. 133 pertaining to the National Flood Insurance Program, adopting by reference Flood Insurance Study, Flood Insurance Rate Maps, and Floodplain Management Regulations; providing for repeal of conflicting ordinances; providing for severability; and providing penalties. Voice vote:

Baughman: Yay
Jones: Yay
McCollough: Yay
Claar: Yay
Blitz: Yay

Motion carried.

7. **Discussion and possible action to adopt Ordinance No. 134 amending the Code of Wellton, Arizona, Chapter 9 Business, by adopting a new Article 9-4 Video Services relating to the regulation of video service by the Town and the licensing of video service providers in the town; establishing a purpose; setting forth definitions; providing for license requirements; imposing fees; and setting forth violations.**

Motion made by Councilmember Baughman, seconded by Mayor Pro Tem Claar, to adopt Ordinance No. 134 amending the Code of Wellton, Arizona, Chapter 9 Business, by adopting a new Article 9-4 Video Services relating to the regulation of video service by the Town and the licensing of video service providers in the town; establishing a purpose; setting forth definitions; providing for license requirements; imposing fees; and setting forth violations. Voice vote:

Baughman: Yay

Jones: Yay

McCollough: Yay

Claar: Yay

Blitz: Yay

Motion carried.

Future Agenda Items

- Another Conditional Use Request for November 5th Meeting.

Town Manager Report

- October 26th will be Trunk or Treat at Butterfield Park.
- Staff is currently reseeding at both golf courses, parks and cemetery.
- The Town is working with the County on prioritizing the Town's street repairs, etc. We are looking at 1-5 years and 5-10 years long range plans.

Council's Report

- Reminder from Council for the public to be involved with the Census Counts 2020.

Executive Session

None requested.

Adjournment

Motion made by Councilmember Blitz, seconded by Councilmember Jones to adjourn.

Baughman: Yay

Jones: Yay

McCollough: Yay

Claar: Yay

Blitz: Yay

Motion carried.

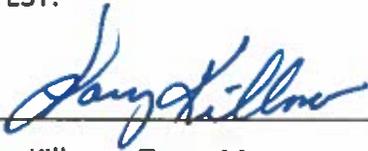
Meeting adjourned at 8:11PM.



Cecilia McCollough

Cecilia McCollough, Mayor

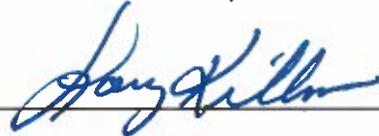
ATTEST:



Larry Killman, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the regular meeting held October 15, 2019 and the meeting was duly called and posted and that a quorum was present.



Larry Killman, Town Manager