

CITY OF SAFFORD
DEVELOPMENT REVIEW COMMITTEE MEETING
PHELPS DODGE MEETING ROOM, SAFFORD LIBRARY COMPLEX
808 S. 7th Avenue
MONDAY, June 4, 2012

MINUTES

PRESENT: Dustin Welker, City Planner & Downtown Manager; John Griffin, Chief of Police; Gale Hedges, Water Division Manager; Kim Larkey, Information/Processing Supervisor; Cherla Ramsey, CenturyLink; Brenda Blake, Planning & Community Services Administrative Assistant. Richard Turner, Consultant; (Dale Clark from IT was present for the set-up and left a few minutes into the meeting.)

1. **CALL TO ORDER:** Mr. Welker called the meeting to order about 2:10 p.m. and introduced Richard Turner, highlighting his career and background experience.
2. **PLANNING AND ZONING:**

First DRC Review of the Zoning Ordinance: Mr. Welker gave a brief review of some items, (i.e. subdivisions to include neighborhood meetings, HOA's, street lighting, street sections, procedures for plat approvals), that have been issues in the past and been worked on for Chapter 16.

Pg. 3) Land Split – definition. What this means is a parcel under 2 ½ acres can be split up to three times without getting hit with subdivision regulations. We have never had a process for a land split before; so we worked with the county to establish an approval process so the county will know if individuals have gone thru our process when submitting a land split to the county for tax purposes. (Per ARS cities can split a parcel three times, although in the County a parcel can be split five times.)

Pg. 4) 16.04.030 “City Plan” means the General Plan for the City.

Pg. 6) 16.06.010 PURPOSE. The purpose of the land split regulations is to protect the developer, the successive property owners and the community through the review of land splits taking into account the adopted general plan and the city street master plan. It is also important that each new parcel conform to the zoning regulations in effect to ensure that each lot is usable and that adequate access is provided to the property and to contiguous parcels.

Mr. Turner said the state is also enforcer for subdivision violations. Admittedly it's not the greatest. Kim posed the question as to how our ordinance will apply when we annex. Richard stated there will be grandfathered situations one example would be, where a business has been in the county and we annex it --the business will still be allowed. However, Land Splits are NOT subdivisions; you can't get the improvements that you would with the subdivision, you can check it for zoning compliance, and legal access. We can get a map to make sure we will get proper size.

Pg. 18) 16.08.090 deleted duplication and 16.12.010 definitions of streets as well.

Pg. 22, 23, 24) Streets – This is an area that we have spent some time on, we worked with Randy (City Engineer) and the Fire Chief has signed off on the cul-de-sac.

CHAPTER 17 the caps in red is what we are adding, strikeouts are also in red. We worked with the definitions between chapters 16 and 17 and used what was best. The city does not have a comprehensive plan ours is called a General Plan.

Pg. 4) 17.08.040 Alley definition.

Pg. 5) Approval added – To clarify for any confusion – the Commission approves the preliminary plat and the Council approves the final plat.

Pg. 6) Bed & Breakfast defined.

Pg. 8) Development Review Committee Defined. Mr. Welker reiterated how import the Committee is; the Commissioners and Council weighs in on their work.

Pg. 9) Townhomes/Condominiums defined by how they are used.

Pg. 12) Group Home Added – to cover requests that we have for an elderly care facility with staff, defined and where they can go.

Pg. 13) Livestock – Swine struck out altogether.
Kennel – The Chief would like to have this defined better.

Pg. 15) Manufactured Home defined. (Built to Federal Housing Code)

Pg. 16) Modular Home defined. (Conformance to local building code)

Pg. 18) Plot Plan added.

Pg. 20, 21) Street definitions.

Pg. 22) Travel trailer defined.
Use Permit removed.

Pg. 25) 17.12.030 C; Swimming Pool Ordinance (Gale Hedges said the city would like to take the pool water when they are drained.) Mr. Turner suggested a Brochure available in the Planning Dept. on how to properly drain a pool.

Pg. 27) 17.12.030 Portable Carport approval was changed from Zoning Commission to the Zoning Administrator.

Pg. 29) 17.12.130 Legal Access – C added; proposing frontage on a public street. (There was some discussion on the width for accessibility of the fire truck.)

Pg. 32) 17.12.170 Temporary Uses permitted defined.

Pg. 33) 17.12.190 Home Occupation removed; See: Residential Zonings.

Pg. 36, 37) 17.12.205 Conditional Use Permit.

Pg. 39) 17.12.230 B; Parking for Multiple Dwellings – will allow for two parking spaces. (Prior to this would be grandfathered in.)

Pg. 41, 42) 17.12.230 M, N, O, P, T, U, V, W, X – added
(There was some discussion on the parking areas, we will take another look at this to create a minimum for landscaping.)


Pg. 45) 17.12.250 Metal Storage Container Boxes – added. We do not want people living in them and NO stacking of the boxes to be permitted.

Pg. 47) 17.16.020 Nonconforming buildings and uses. (Legal Nonconforming is the same as “grandfathered-in”.)

Pg. 49) 17.20.020 C; Rezoning process added.

3. ANNOUNCEMENTS None.

4. Meeting Adjourned about 3:10 p.m. with Mr. Welker thanking everyone for their time and input.



Brenda Blake
Administrative Assistant