

CITY OF SAFFORD
DEVELOPMENT REVIEW COMMITTEE MEETING
HELPS DODGE MEETING ROOM, SAFFORD LIBRARY COMPLEX
808 S. 7th Avenue
MONDAY, June 18, 2012

MINUTES

PRESENT: Dustin Welker, City Planner & Downtown Manager; David Kincaid, City Manager; Gale Hedges, Water Division Manager; Julie Bryce, Information/Processing; Brenda Blake, Planning & Community Services; Richard Turner, Consultant; Dale Clark, IT Tech; Reed Larson, City Engineering Dept.; Jim Howes; Councilmember.

1. **CALL TO ORDER:** Mr. Welker called the meeting to order about 2:10 p.m., he thanked everyone for their attendance and introduced Richard Turner for those that had not met him at our previous meeting.

2. **PLANNING AND ZONING:**

Second DRC Review of the Zoning Ordinance: Review of Chapter 17.24 Zoning District Designated

Pg. 1) 17.24.010 Added another zoning R-2A for Duplex Residential Zoning District (this provides a transition zone between single family residential and apartments). MHD - deleted Mobile Home (want to phase it out and replace it with Manufactured Homes).

Pg. 2) 17.24.030 E. Annexation

Pg. 4) 17.28.020 In relation to Home Occupations there are some changes to allow Home Offices and Day Care with a limit of five children. Home Occupations will not include Dance Studios, Nursery schools or Tourist Homes.

Mr. Kincaid asked why dance studios would not be permitted. It is included now under Tutoring and limited to four students at a time under Home Occupations.

Requirements for obtaining a Home Occupation Permit and renewal will be worked out with the city clerk's office like our business permits; under E. we have rules and how complaints can be addressed.

Pg. 5) D, E, F Added.

A sign is permitted as provided in Section 17.82.060D.

9. C. wall or fence changes would give us some flexibility. Some questions came up on grade and the funeral home case was cited as an example.

Pg. 6) 9. D. Bed and Breakfast with the approval of a Conditional Use Permit.

Group Homes we have had inquiries for some time for this. The question was raised as to why the 1,200 ft. distance and the explanation included that group homes are not owner occupied and you want to set some limits for density.

Pg. 7) Chapter 17.36 R-2A Two Family Residential District (what we are proposing to add).

Pg. 8) 17.36.040 B. Minimum lot area per dwelling unit.

Pg. 9) 17.36.030 Nursery Schools, Rest Homes, and Nursing Homes.

Pg. 10) 17.40.020 F. Raising of bees under a Conditional Use Permit.

A lot of the corrections were to be consistent in who approves what.

Pg. 11) N. Conditional Use Permit approval

Pg. 12) 17.44 C-MH Conventional and Manufactured Home district.

17.44.030 Use Requirements (Our code was very limited here so we added the regulations pulling from other residential zoning districts R1-10 and R1-6).

Pg. 13) Chapter 17.46 There was some clarification to the term Mobile Home--they stopped making Mobile Homes in 1976 and you can't even move a Mobile Home unless it is totally refurbished. (We updated definitions in our last meeting with Manufactured Homes, Modular Homes, etc.)

Zoning Addressed for MFHome District and MFHome Development; we will address the requirements in our next meeting.

Pg. 15) Chapter 17.48 C-1 General Commercial District (Downtown Area)

Pg. 16) P. (Clarification for process.)
T. Offices - updated for uses.
U. Churches added here.

Pg. 17) Mr. Welker said the residential guidelines were addressed here for legal non-conforming property and when they turn to commercial the zoning cannot revert.

Pg. 18) 17.52.020 C-2 Highway Commercial District – Nightclubs, Travel Trailer Park, Liquor Stores and Bars, Car Wash, Mini-Warehouses, Churches, Swap Meets.

Pg. 21) 17.52.040 Added: C, D, and E (to address vacant buildings).
Chapter 17.56 C-3 Light Commercial – Uses Permitted in the R-2 Zoning District.

Pg. 22) Added: D, E, F and G. Mr. Kincaid questioned the 60 ft. of frontage for the Restaurants to a maximum square feet. (Will be looked at again.)

Pg. 23) Chapter 17.58 Downtown Overlay Zoning District. This has been presented to the Downtown Association. Review and get comments to Mr. Welker.

Pg. 27) Top of the pg. - Approval Process under our Light Industrial Area

17.60.030 C. Approved Site Plan and H. Fencing not higher than 10 ft.

Pg. 28) 17.64.020 & 17.64.030 Changes in red

Pg. 29 -31) Chapter 17.68 Table of Zoning - Summary of Zoning Regulations – Changes are reflected here *but nothing that we have not discussed.*

We have a little formatting issue at the bottom of pg. 31 and pg. 32 (verbiage that should continue before our table), we will correct.

3. **ANNOUNCEMENTS** None.

4. **Meeting Adjourned** about 3:15 p.m. with Mr. Welker thanking everyone for their time and input.



Brenda Blake
Administrative Assistant