



**CITY OF SAFFORD
DEVELOPMENT REVIEW COMMITTEE MEETING
CITY HALL ANNEX CONFERENCE ROOM
808 S. 8th Avenue
MONDAY, May 12, 2014
MINUTES**

“The mission of the City of Safford is to make Safford a great place to live, work and visit.”

PRESENT: Dustin Welker, Planning & Community Development Director; Keven Porter, Gas Division Manager; Dan Braatz, Electrical Division Representative; Gale Hedges, Water Division Manager; Eric Buckley, Utilities Director; Dale Clark, IT; Jenny Howard, Public Works Director; Randy Petty, City Engineer; Dr. Mark Tregaskes, SUSD; and John Griffin, SPD; (joined the meeting later)

1. **CALL TO ORDER:** Dustin Welker called the meeting to order around 2:00 p.m. and excused Brenda Blake (she called in sick).
2. **BRIAN MONTOYTA RE-ZONE REQUEST:** Review request to rezone from R-2 (Multi-Family Residential) to C-MH(Conventional and Manufactured Home) on Graham County Parcel # 101-09-057, 613 16th Street, Safford AZ 85546. Mr. Welker presented an overview with a map showing the property and explained there were some issues going on with this property. In the past before we had Land Split Affidavits the property owner got landlocked, which resulted in using the alleyway for access to Bonita Street and has caused numerous complaints. Brian Montoya had a contract to pick-up this property --contingent on the re-zone. He wants to demolish the existing home and place a manufactured home on the lot and in the process will place a 20 ft. easement for access to the other property. There are other manufactured homes on the street. According to our code, manufactured homes are to be on permanent foundation at ground level.

A neighborhood meeting was held on Monday, May 5th; a couple of neighbors were present but there were no objections.

It was acknowledged that the proposal was an improvement over what was there. Some discussion followed and it was noted that the easement would be helpful (in the past the City's utilities crew have had difficulty in getting into the area to provide service) the easement would provide better access.

Dr. Skinner Dental Office/Site Plan Review: Mr. Welker explained that the building site was in the Wal-Mart Parking area and that Wal-Mart has a non-compete clause in selling the property.

Randy Petty said the drainage is flowing in the direction that it should. There was some discussion on utility service.

Everyone would review the plans more and get any comments to Mr. Welker by Thursday, May 22, 2014.

PROJECT UPDATES:

Mr. Welker shared that the Langley/Annexation is up for Council approval tonight.

Dr. Tregaskes of SUSD announced a couple of projects: 1) Paving at SHS from the Student Parking Lot west to the access road and south to Bulldog Blvd. 2) A bus lane for Dorothy Stinson School will be putting it around the school with curb cuts.

3. **ANNOUNCEMENTS:** None

4. **MEETING ADJOURNED** Mr. Welker thanked everyone for their comments. Meeting adjourned about 2:40 pm.

Minutes prepared from an audio recording.

Brenda Blake
Administrative Assistant