



## NOTICE OF PUBLIC MEETING

# PLANNING AND ZONING COMMISSION MEETING

**LIBRARY PROGRAM ROOM  
808 S 7<sup>th</sup> AVENUE, SAFFORD  
THURSDAY, FEBRUARY 19, 2015  
5:30 PM**

*In accordance with Section 2.04.120 of the Municipal Code of the City of Safford, and Arizona Revised Statutes §38-431.01 et seq., and §38-431.02 et seq., NOTICE IS HEREBY GIVEN to the members of the general public that the Planning and Zoning Commission will hold a meeting Thursday, February 19, 2015 at 5:30p.m., in the Library Program Room located at the Safford-City Graham County Library, 808 S 7<sup>th</sup> Avenue, Safford, Arizona. If authorized by a majority vote of the Planning and Zoning Commission of the City of Safford, and pursuant to Arizona Revised Statutes, §431.03 et seq., the Commission may adjourn the meeting at any time and move into Executive Session. Executive Session will not be open to the public.*

Dated this 12<sup>th</sup> day of February 2015.

## AGENDA

1. **WELCOME AND CALL TO ORDER:** (Reminder: Please turn off cell phones)
2. **ROLL CALL:**
3. **PUBLIC COMMENT ON AGENDA:** Citizens wishing to address the Commission on any agenda item should complete a Request to Address the Commission Agenda Item form and submit it to the Assistant prior to or during the meeting. Please indicate the item you would like to address so you may be called to the lectern at the appropriate time. Please limit your comments to 3 minutes.
4. **MINUTES:** Review and approve minutes of the May 22, 2014 Planning and Zoning Commission Meeting. **INFORMATION/DISCUSSION/ACTION**
5. **DEVELOPMENT REVIEW COMMITTEE MINUTES:** Review minutes of the February 9, 2015 Development Review Committee Meeting. **INFORMATION/DISCUSSION**

6. **PUBLIC HEARING:** Pursuant to Section 17.20.050 of the City of Safford Municipal Code and Arizona Revised Statutes § 431.01, the Planning and Zoning Commission will conduct a public hearing for the purpose of taking public comment relating to the zoning request and code amendment proposal.

Chairman Fowler will open the Public Hearing to hear comments from the public. A recommendation will be made to the Safford City Council at the March 9, 2015 Council Meeting.

- 6.1 **Case Z-01-15, Zoning Request from R1-6 to C-MH:** An application to rezone from R1-6 (Single Family Residential) to C-MH (Conventional and Manufactured Home) on Graham County Parcel # 101-19-043, 1213 S. 9th Ave., Safford AZ 85546. Concerning the C-MH zone, section 17.44.010 of the Safford Municipal Code states: The purpose of this zoning district is to provide a district where single-family conventional and manufactured homes may be interspersed.

PUBLIC COMMENTS: Comments will be accepted at this time.

- 6.2 **Code Amendment Proposal:** A proposal to amend Title 17.16.020, Nonconforming Buildings and Uses eliminating restrictions to the use of properties in the event of a fire, flood, or other calamity or act of nature.

PUBLIC COMMENTS: Comments will be accepted at this time.

7. **CLOSE PUBLIC HEARING:** The Commission will close the public hearing and enter into regular session. **ACTION**

8. **PLANNING AND ZONING COMMISSION:**

- 8.1 **Martinez Rezone (Case Z-01-15):** The Planning & Zoning Commission will review a request to rezone property located at 1213 9<sup>th</sup> Avenue, Safford and make a recommendation to the Safford City Council. The rezone is a request from R1-6 (Single Family Residential) to C-MH (Conventional and Manufactured Home) with the intention to place a manufactured home on a permanent foundation. **INFORMATION/DISCUSSION/ACTION**

- 8.2 **Municipal Code Revision:** The Planning & Zoning Commission will review and discuss proposed changes to Title 17.16.020 of the City of Safford Municipal Code pertaining to Nonconforming Buildings and Uses and make a recommendation to the Safford City Council. **INFORMATION/DISCUSSION/ACTION**

9. **PROJECT UPDATES AND ANNOUNCEMENTS:**

10. **CALL TO THE PUBLIC:** The Safford Planning and Zoning Commission values citizen comments and input. If you wish to speak on a matter that is not on the printed agenda, please complete a

“Request to Address the Commission Non-Agenda Item” form and present it to the Assistant prior to or during the meeting. The Chairman will call your name when the citizen comments portion of the agenda is reached. Because these matters are not listed on the posted agenda, the Commission may not act on the information during the meeting but may refer the matter to the Planning and Zoning Director for follow-up. Please limit your comments to 3 minutes. (A.R.S. Section 38-431.01).

11. **NEXT SCHEDULED MEETING:** TBA

12. **ADJOURN:**

*Pursuant to Arizona Revised Statutes §38-431.03(A)(3) the Commission may enter Executive Session for legal advice on any agenda item.*

THE COMMISSION RESERVES THE RIGHT TO TAKE ACTION UPON ANY ITEM ON THE AGENDA.

*Note: Pursuant to Title II of the Americans with Disabilities Act (ADA), persons with a disability may request reasonable accommodations by contacting City Hall at (928) 432-4000, or the City Hall Annex at (928) 432-4140, forty-eight (48) hours prior to the meeting.*

*A copy of agenda background material provided to Commission Members, with the exception of material relating to possible executive sessions, is available for public inspection at the City Clerk’s Office, 717 Main Street, or at the City Hall Annex, 808 8<sup>th</sup> Avenue, Safford, Arizona, Monday thru Thursday, 7:00 a.m. – 6:00 p.m.*