



NOTICE OF PUBLIC MEETING

PLANNING AND ZONING COMMISSION MEETING

**LIBRARY EARLY LITERACY ROOM
808 S 7th AVENUE, SAFFORD
THURSDAY, OCTOBER 15, 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, October 15, 2015 at 5:30p.m., in the Early Literacy Room located at the Safford-City Graham County Library, 808 S 7th 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 8th day of October 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 June 11, 2015 Planning and Zoning Commission Meeting. **INFORMATION/DISCUSSION/ACTION**
5. **DEVELOPMENT REVIEW COMMITTEE MINUTES:** Review minutes of the October 5, 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 October 26, 2015 Council Meeting.

- 6.1 **Case Z-04-15, Zoning Request from MHD to C-2:** An application to rezone from MHD (Manufactured Home District) to C-2 (Highway Commercial) on Graham County Parcel # 102-29-031 and 102-29-034, 700 E Highway 70, Safford AZ 85546. Concerning the C-2 zone, section 17.52.010 of the Safford Municipal Code states: The purpose of this zoning district is to provide for commercial uses and services generally maintained in central business district fringe areas where the density of traffic and building area is not conducive to desirable residential living. This district encourages heavier commercial establishments intended for highway locations.

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 **Biggers Rezone (Case Z-04-15):** The Planning & Zoning Commission will review a request to rezone two properties located at 700 E Hwy 70, Safford and make a recommendation to the Safford City Council. The rezone is a request from MHD (Manufactured Home District) to C-2 (Highway Commercial) with the intention to place a used car lot and a landscape design center on the property. **INFORMATION/DISCUSSION/ACTION**

- 8.2 **General Plan Update Progress Report:** Provide an update on the progress and schedule of the General Plan Update. **INFORMATION/DISCUSSION**

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 8th Avenue, Safford, Arizona, Monday thru Thursday, 7:00 a.m. – 6:00 p.m.