



## PLANNING AND ZONING COMMISSION MEETING

**LIBRARY EARLY LITERACY ROOM  
808 S 7<sup>th</sup> AVENUE, SAFFORD  
THURSDAY, OCTOBER 15, 2015  
5:30 PM**

### MINUTE RECORD

**COMMISSIONERS PRESENT:** Gene Fowler, Chairman; E.C. “Buff” Cunningham III, Commissioner; John Q. Figueroa, Commissioner; Boyce McBride, Commissioner; Tracey O’Donnal, Commissioner

**COMMISSIONERS ABSENT:** Diane Junion, Vice-Chair; James F. Moser, Commissioner

**STAFF PRESENT:** Dustin Welker, Planning & Community Development Director; Amber Hogle, Administrative Assistant; Dale Clark, IT Specialist

**OTHERS PRESENT:** Raymond S. Ogas, Rosie Vasquez, Mike Biggers

- 1. WELCOME AND CALL TO ORDER:** Chairman Fowler called the meeting to order at 5:31 p.m.
- 2. ROLL CALL:** It was noted for the record Vice-Chairman Junion and Commissioner Moser were absent. Commissioner Cunningham will be joining the meeting at a later time.
- 3. PUBLIC COMMENT ON AGENDA:** None
- 4. MINUTES:** It was motioned by Commissioner Figueroa, seconded by Commissioner McBride and carried unanimously to approve minutes of the June 11, 2015 Planning and Zoning Commission Meeting as presented. **MOTION ADOPTED**
- 5. DEVELOPMENT REVIEW COMMITTEE MINUTES:** The Commission reviewed minutes of the October 5, 2015 Development Review Committee Meeting. There were no comments.
- 6. PUBLIC HEARING:** It was motioned by Commissioner McBride, seconded by Commissioner Figueroa and carried unanimously to open the public hearing pursuant to Section 17.20.050 of the City of Safford Municipal Code and Arizona Revised Statutes § 431.01, for the purpose of taking public comment relating to the zoning request and code amendment proposal. **MOTION ADOPTED**

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.**

Mr. Welker referred to the map, attached, and stated the property has been used for commercial purposes in the past, however noticed it was zoned MHD when asked to place a new business on the currently vacant property. Mr. Welker invited the applicant to share his plans for property with the Commission.

Mike Biggers explained he plans to use the property as a used car lot and landscape design center. In the future, he plans to add an additional building to service vehicles. It is also in the long term plans to pave the lot and add a show room. He plans to make the area aesthetically pleasing.

Chairman Fowler questioned the landscape design use? Mr. Biggers explained customers would be able to see products before installation during the design process. Displays would be permanent fixtures.

Commissioner McBride questioned the time frame? Mr. Biggers expressed the need to have a profit first before the larger plans would come in to play. He plans to get the landscape design portion going first once the rezone is approved.

Commissioner O'Donnal inquired if the property has ever been used for residential purposes? No; mobile home sales and a transportation company.

Commissioner McBride questioned the entrances to the property. Mr. Biggers referred to the map pointing out two entries off of the highway. Mr. Welker noted he has spoken with ADOT and they have said the ingress and egress are ok as is as long as they are not altered. Mr. Welker also recommended use of Highway 70 and not the entrance off of Hollywood Road. Commissioner O'Donnal concurred for safety reasons. Mr. Welker also informed the Commission of ADOT's future plan to move the entrance in to Hollywood Road, making the entrance a "T" in the road.

Chairman Fowler asked if the east side of the property borders the trailer park entrance? Yes, but it is fenced per Mr. Biggers.

Commissioner Cunningham inquired about the building there now; is it a manufactured office? No, it is a trailer frame beneath it but it is a 2x6 structure built on the frame with 2x4 walls and a 2x6 roofing structure, mounted on block. The front entrance is ADA compliant.

Commissioner Cunningham asked if Hollywood Road is city maintained and if there are plans to widen or improve the road? Yes

Commissioner Cunningham questioned if the landscape design center would be in the same building as the used car sales? Mr. Biggers explained they will be in the same building. He plans to showcase options not typically seen in Safford such as acid staining, interlocking pavers, etc. It will however just be a design center; no stocking of materials on the property. The auto sales portion will be similar to A-1 Autos and buyers will be able to finance through the location and have a service facility in the future.

Commissioner Cunningham stated his only concern would be the potential to turn the property in to an eye sore with tire and auto parts laying around. Mr. Biggers stated that is not currently in the plans, but when the time comes he would apply for building permits and follow codes at that time.

Mr. Welker informed the Commissioners a site plan review would be needed if an additional building was added. The existing building is grandfathered in for use as is.

Commissioner Cunningham inquired if Mr. Biggers is buying or leasing the property? Currently leasing, with plans to purchase within the year.

Commissioner Figueroa asked Mr. Biggers if the location of the power pole in the center of the property was a problem? No

**PUBLIC COMMENTS:** None

7. **CLOSE PUBLIC HEARING:** It was motioned by Commissioner McBride, seconded by Commissioner Figueroa and carried unanimously to close the public hearing and enter into regular session. **MOTION ADOPTED**

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.

Mr. Welker added to the discussion held during the public hearing that the applicant did hold a neighborhood meeting, of which no one attended and stated he had only received one phone call from Renate Ely, the owner of Sunrise Village Mobile Home Park. Mrs. Ely's only concern was the access of the property off of Hollywood Road for safety reasons. Commissioner O'Donnal stated she shares Mrs. Ely's concern; the ingress and egress needs to stay on the highway. Chairman Fowler concurs.

Commissioner McBride asked if the school bus runs through the area? Yes, near the entrance to the mobile home park.

Commissioner Cunningham feels this is a good use for the property since it is currently an eye sore.

It was motioned by Commissioner O'Donnal, seconded by Commissioner McBride and carried unanimously to recommend the Safford City Council approve of the request to rezone two properties located at 700 E Hwy 70, Safford from MHD (Manufactured Home District) to C-2 (Highway Commercial) with the only stipulation being the ingress and egress for the property is located on Highway 70. **MOTION ADOPTED**

Chairman Fowler wished Mr. Biggers well on his endeavor.

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

Mr. Welker provided a copy of the charrette brochure to the Commission. He stated all efforts have been made to advertise in all media available. Chairman Fowler commended the coverage efforts. Mr. Welker explained that while a booth was hosted for an afternoon at the Graham County Fair requesting feedback for everyone's "big idea" for the community, which will be compiled as part of the charrette study, the upcoming 6 day charrette is the heart of the whole process. Mr. Welker pointed out the targeted focus groups for the charrette and reminded the Commission that Chairman Fowler and Commissioner Figueroa were elected the Planning & Zoning Commissioner Representatives for the charrette study. They will be a part of the guidance team which will guide where the City wants the plan to go. The purpose of the charrette is to put the people's (our community members) ideas on paper.

Mr. Welker noted we are on phase 4 of the process, which is the visioning process. Once a rough draft of the plan is compiled, the Planning & Zoning Commission will be reviewing it in its entirety before it is presented to council or there may also be a possibility of joint meetings between the Commission and Council.

Mr. Welker also explained this General Plan document will be more visual with maps and pictures than the current document.

Mr. Welker invited all members of the Commission to the design charrette opening Monday night and encouraged them to attend a one-on-one meeting, community workshops and/or open houses hosted nightly during the charrette week.

Commissioner O'Donnal feels Safford is very forward thinking and good at planning ahead. She also stated she feels this will be a huge benefit to the community.

Commissioner McBride inquired about funding in relation to the General Plan? The General Plan is a 10 year planning document which includes capital improvement projects for the City every budget year. Mr. Welker explained if a project is already listed in the General Plan and there are monies or grants available then the odds of

