



DEVELOPMENT REVIEW COMMITTEE

CITY HALL ANNEX CONFERENCE ROOM

808 S 8TH AVENUE

MONDAY, FEBRUARY 9, 2015

2:00 P.M.

MINUTE RECORD

PRESENT: Dustin Welker, Planning & Community Development Director; Amber Hogle, Planning & Community Development Administrative Assistant; Mark Tregaskes, Safford Schools; Kim Larkey, Administrative Services Supervisor; Jim Howes, City Council Liaison; Dan Braatz, Electric Supervisor; Gale Hedges, Water Supervisor; Jenny Howard, Public Works Supervisor; Eric Buckley, Utilities Supervisor; Jaime Holguin, Building Inspector; Sam Napier, IT Supervisor; Joe Brugman, Police Chief; Randy Petty, City Engineer

1. **CALL TO ORDER:** The meeting was called to order at 2:04 p.m.

2. **PLANNING AND ZONING:**

Martinez Rezone: Review and discuss rezone of property located at 1213 9th Avenue, Safford. 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.

Mr. Welker introduced the item for discussion and stated the City is working with Brian Montoya on behalf of the Martinez family for the rezone. Mr. Montoya is familiar with rezone proceedings.

Councilman Howes inquired if the rezone was in line with the City's General Plan and asked when the General Plan had been adopted. Mr. Welker replied the General Plan was last adopted in 2004 however he is currently in the process of updating the General Plan which will be voted on at our next City Election held in 2016.

Dr. Tregaskes asked what structure currently sits there now. Mr. Welker replied it is an older home beyond repair. Mr. Holguin indicated it would cost more to renovate the existing home

than to replace it with a manufactured home. Dr. Tregaskes expressed his concern regarding allowing manufactured homes in the "core" of the City as they tend to deteriorate at a faster pace, but realized the home owner may not be able to afford to build a new home. Dr. Tregaskes feels this is a short term improvement but questioned what the manufactured home would look like in 20 years. He is also concerned with the same issues happening within the manufactured housing area recently built to the north of the Safford High School. Mr. Welker stated a neighborhood meeting was held for the surrounding neighbors but there were no attendees. Mr. Welker assured the committee neighbors do have the opportunity to express their concerns however there have been none to date.

Mr. Petty asked if a rezone similar to this has been done before. Mr. Welker replied that 3-4 have been done within the last year. Mr. Petty inquired if those manufactured homes still looked good to which Mr. Welker replied yes.

Councilman Howes stated he had been opposed to rezones such as this when he had first heard of them however has seen it occur over time and now sees it as a positive.

Chief Brugman agrees manufactured homes more rapidly decay compared to site built homes.

Municipal Code Revision: Review and discuss proposed changes to Title 17.16.020 of the City of Safford Municipal Code pertaining to Nonconforming Buildings and Uses.

Mr. Welker informed the committee it has been two years since the Planning & Zoning section in the City's Municipal Code has been revised and this is the first time an issue has arisen. Mr. Welker gave an example of a nonconforming home and suggested something may have changed in residential lending (loans) since he has had several questions regarding the section title above. In summary, the current code states if a home burns to the ground the homeowner would not be able to build it back, therefore lenders are seeing a red flag to not issue a home loan for properties that fall in the classification of these areas. If the City changes the code to the suggested version, below, it would more freely allow home owners to sell their homes. Mr. Welker feels if a matter (home burnt to the ground) was taken to the City Council it would be a difficult decision to make a family homeless by enforcing the current stipulations of this section of the code.

17.16.020 - Nonconforming buildings and uses.

~~B. A nonconforming building or structure and a building or structure occupied by a nonconforming use which is damaged or destroyed by fire, flood, other calamity or act of nature, to an extent greater than fifty (50) percent of its reconstruction or replacement value, as determined by three (3) competent appraisers, shall not be restored or reconstructed and said building or structure and the use of the land shall conform to all regulations for the zoning district in which said building or structure is located. The services of the three (3) appraisers shall be retained by the owner of the building or structure after the three (3) appraisers are mutually agreed upon by the city and the owner of the building or structure.~~

B. ~~In the event that r~~Restoration of a building or structure occupied by a nonconforming use which is damaged or destroyed by fire, flood, other calamity or act of nature ~~is allowed, such restoration~~ shall be started within a period of six (6) months from the

date of destruction and shall be diligently prosecuted to completion. Such restoration shall not increase the floor space devoted to the nonconforming use over that which existed at the time the building became nonconforming.

Mr. Holguin clarified if the home owner elected to demolish their own home then at that point it would become a commercial property.

Dr. Tregaskes inquired if there are any types of buildings the City has that we would not want rebuilt. Mr. Welker stated if a home burnt down it would be required to be rebuilt to current safety and building codes and guidelines.

There was clarification that “nonconforming” refers to “zoning” codes.

Mr. Welker stated the City would not want to discourage potential home buyers to purchase in Safford.

Dr. Tregaskes asked if there was a reason the language was put in the code rewrite. Mr. Petty stated it was because the City wants to make the area commercial property in the future.

Mr. Petty questioned if the City wants to change the code when the City does want commercial buildings in some residential areas.

Mr. Welker stated the issue at hand is people are trying to sell their homes but how often does a fire destroy a home in Safford?

Mrs. Howard mentioned it would be advantageous for businesses to come in and buy these homes and turn them in to commercial property.

Mr. Petty reiterated the City wants these areas sold to commercial interest.

Mr. Hedges feels it is not acceptable to put a stipulation of making a business out of these homes to the current homeowner. Chief Brugman mentioned it could bring up property right issues. The only stipulation that should be placed on the homeowners is to build to current standards.

Dr. Tregaskes asked if anyone has been denied insurance coverage due to this matter. Mr. Welker stated he is not aware of anyone however this issue is related to loans. Dr. Tregaskes feels changing the rules when someone is already living there is not right.

Mr. Petty asked Mr. Welker if he had spoken with City Attorney Bill Sims? (No)

Chief Brugman mentioned other cities are more aggressive when taking over homes for the “good of community” of which the City buys the properties wishing to be converted. He feels keeping the Code as is would keep the Downtown area heading more towards being fully commercial however he does support the revision.

Mr. Welker stated the item will be heard before the Planning & Zoning Commission prior to taking this subject to the City Council.

3. ANNOUNCEMENTS and PROJECT UPDATES:

Fed Ex is anticipating March as the move in date.

The Downtown Project is moving along despite frustrations of being behind schedule with the contractor. The quality of work is good despite the time issues. The newest schedule presented at a meeting today states around the first of April for completion, not including placement of the light poles (which will take approximately 20 days).

The City is waiting on the revised building plans to issue the permit for the dental office going in on 8th Street and 20th Avenue.

The City recently entered into a 20 year lease agreement with the Logan company. They are establishing their western states office in Safford and will be bringing in 15 high paying, quality jobs.

Mr. Petty stated the Pathway project is now complete.

Dr. Tregaskes inquired if there were any new housing subdivision requests. (No) Mr. Welker stated there is plenty available within existing newer subdivisions.

Mr. Petty asked the status of the Circle K project? Mr. Welker stated we (the City) is doing its best to entice Circle K to build in the location of the old Safford Carpet since it would be within an annexation area. We are waiting on one property to go forward with a survey.

Mrs. Howard stated the renovations to the new location for the City Court are coming along in hopes to be completed by the end of March

3. ADJOURN: The meeting was adjourned at 2:53 p.m.