



## DEVELOPMENT REVIEW COMMITTEE

CITY HALL ANNEX CONFERENCE ROOM  
808 S 8<sup>TH</sup> AVENUE, SAFFORD, ARIZONA  
MONDAY, OCTOBER 5, 2015  
2:00 PM

### MINUTE RECORD

**PRESENT:** Dustin Welker, Planning & Community Development Director; Amber Hogle, Planning & Community Development Administrative Assistant; Dan Braatz, Electric Supervisor; Gale Hedges, Water Supervisor; Jenny Howard, Utilities Director; Jaime Holguin, Building Inspector; James Ruiz, Building Inspector; Randy Petty, City Engineer/Public Works Director; Dale Clark, IT Specialist; Brooks Bryce, Graham County Assessor's Office; Tim Snyder, ADOT Permits

1. **CALL TO ORDER:** The meeting was called to order at 2:02 p.m.
2. **PLANNING AND ZONING:**

**Biggers Rezone:** Review and discuss rezone of property located at 700 E Hwy 70, Safford. The rezone is a request from MHD (Manufactured Home District) to C-2 (Highway Commercial) with the intention to place a landscape design center and used car lot on the property.

Mr. Welker referred to the map, attached, for the proposed rezone. He stated it has been used for commercial purposes in the past and is in line with the General Plan. The owner plans to allow a third party to place a used car lot and landscaping business on the property. Mr. Welker informed members of the committee that no one was present at the neighborhood meeting and only one neighbor had inquired about if the assessed value of his property would increase after the rezone. Mr. Bryce from the County Assessor's office was present and said it will not affect the residential property owners since commercial is in a tax group of its own.

Mrs. Howard inquired if the widening of Highway 70 was still in the plans and if it would affect the property? Mr. Petty replied it is not in the plans, however they may be reconstructing Hollywood Road but that should not affect the property.

Mrs. Howard asked if there would be any further development on the property and if so would it come back before the DRC? Mr. Welker replied not at this time; it would not come back before the DRC--it would only require a site plan to go through at staff level.

Mr. Hedges wondered the possibility of louder business going in at some time, such as a welding shop and the nuisance it could be to surrounding property owners. Mr. Welker replied that such business does not fall under the proposed uses for the zoning of the property.

Mr. Braatz stated the property is currently serviced electric utilities by Graham County Electric, but it is in the plan to be under the City's utility jurisdiction in 2016. He also mentioned an existing power pole that runs through the middle of the property. If the owner does not have an issue with it there then he suggested placing some bollards around the pole. If the property owner does want the pole to be moved, it could be costly.

Mr. Petty inquired if the structure currently in place on the property is manufactured set? Yes

Mr. Petty also asked if the property was currently hooked to the City's sewer line? Mr. Hedges replied that it should be, however there is a sewer line nearby if not.

**Mesa Yard Annexation:** Review and discuss a proposed annexation of 3 homes located adjacent to the City of Safford Mesa Yard and along Highway 70.

Mr. Welker referred to the map, attached. He explained there are three parcels with two owners that have been utilizing 20 feet of the City of Safford's property for an unknown amount of years. The owners went to sell the property and wanted the City to quitclaim the city owned property they were encroaching, however the City asked if they would be willing to trade the property for annexation of their property. Mr. Petty stated both parties agreed to annexation.

Mr. Bryce asked why the annexation line goes out to the city limits line? This would make 6 parcels rather than 3. Mr. Petty stated it is considered a land swap—they are

giving us the road in exchange for the back of the property. Mr. Petty stated this will be discussed further and making it one parcel will be considered.

Mr. Petty gave an update on the City Council Meeting held on September 28, 2015 where the annexation was first presented to the Council for discussion. These were the only items the Council questioned:

- If the properties were connected to the sewer line? No, septic.
- Would the City require the properties to be connected to the City sewer line? Only if we take the sewer line through the area
- Electric: An electric line will be needed since the properties are serviced by the Coop now. Mr. Braatz stated running an electric line through the back would be the easiest and least expensive. Mrs. Howard informed members of the committee that according to the new agreement in place, anything the City annexes we will assume all utilities for.
- Gas: Gas service was questioned but unknown by those in the room. Mr. Petty and Mrs. Howard will check on that and inform Mr. Welker.
- Water: The properties are already serviced by City water. Mr. Welker informed members of the committee that by the properties coming in to the Safford city limits, their water bill will decrease 15%.

### **3. ANNOUNCEMENTS and PROJECT UPDATES:**

Copper Hills Dentistry is nearing completion with delays due to recent rainfall received and expected. They will be paving the property this week, pending the weather. Some pre-certificate of occupancy walk-throughs have been completed.

The paving at the Safford Airport is underway. There has been a delay due to issues with the pavement possibly caused by the rain so another contractor is currently working on fixing the problem. The next planned step is to remove Taxiway 1230 tomorrow, then replace and seal the taxiway. The airport will be closed on Tuesday and Wednesday due to the large project, however they will make provisions as needed if the air ambulance needs to take off, UPS receives their shipments or any other emergency.

The "Birdno house" (located at the NE corner of 14<sup>th</sup> Avenue and Highway 70) was taken down today by the City's Public Works Department.

### **4. ADJOURN:** The meeting was adjourned at 2:27 p.m.