



**CITY OF SAFFORD
DEVELOPMENT REVIEW COMMITTEE MEETING
CITY HALL ANNEX CONFERENCE ROOM
808 S. 8th Avenue
MONDAY, APRIL 7, 2014
MINUTES**

“The mission of the City of Safford is to make Safford a great place to live, work and visit.”

PRESENT: Dustin Welker, Planning & Community Development Director; Keven Porter, Gas Division Manager; Ryan Watson, Electrical Division Representative; Gale Hedges, Water Division Manager; Cherla Ramsey, Century Link; John Griffin SPD; Sam Napier, IT; Lorie Pedregon, Customer Service; Jenny Howard, Public Works Director; Lance Henrie, Staff Engineer; Randy Petty, City Engineer; and Brenda Blake, Planning & Community Dev. Admin. (Assist. Dale Clark, IT, briefly)

1. **CALL TO ORDER:** Dustin Welker called the meeting to order around 2:00 p.m. and thanked everyone for attending.
2. **LANGLEY ANNEXATION AND REZONING REQUEST:** Mr. Welker presented an overview of the request stating that a couple of weeks ago a Broker come in looking for property for a Distribution Center (about a 10-15,000 sq. ft. building). They looked at a lot of properties and reviewed different avenues, until the interested party ended up getting with Langley and are working to purchase eight acres from them. They have visited with Randy Petty about the future of 1st Street extending (with 100 ft. of right-of-way). Referencing a map he reported that all property around the parcel in this request is in City Limits. Annexation would be for 58 acres coming into the City as an “A” zone from the County and we would need to follow-up with a Rezone to the I-1 Light Industrial (to accommodate the distribution center) and C-2 for Highway Commercial (that we really do need to develop). April 14th is the date that we will be going to the City Council in a Public Hearing and as part of that meeting we are mandated to speak of infrastructure requirements for utilities and roadways.

Mr. Welker asked for a report in the next week of the utilities and what size of lines the City has to service in the area. The distribution center only has basic needs for utilities.

Kevin Porter believes that the section belongs to the Graham County Co-op for servicing for gas. There were some questions on the agreement which would need to be looked into, (as this may hold true for the electrical service also). There were two agreements referenced: A Service Agreement and a Territorial Agreement for the electrical.

Mr. Welker reported that he was awaiting the drainage plan and the site plan and will go forward from there as needed.

Randy Petty did report that the City will want 50 ft. of either side of the road, as all arterials require 100 ft. of right-of-way.

Mr. Welker stated that most annexations usually take 2-3 months, were this is one property owner and they want it to happen and we want it to happen-- it should go pretty well and referenced the timeline attached to the agenda.

He further shared that the Distribution Center wants to keep the name a secret for now, but they do have a presence in the City. They are working on the site plan now and their attorney is talking with Bill Simms, the annexation would be null if the rezoning does not go thru.

Cherla Ramsey said Century Link has cable to the Mt. Graham Shopping Center area there.

PROJECT UPDATES:

Randy Petty reported that the Downtown Project is set to advertise on the 23rd of May. ADOT has to approve plans and then it would go to the Feds to obligate funds. Bid opening would be June sometime. However, ADOT now wants to revise the traffic signal which usually is a couple of month's process. He is trying to get this from ADOT to take to Council for approval in May.

Paving project work is going on for the Chamber and Police Dept. Parking and Relation Street.

The Treatment plant shade is complete.

Jenny said the park should be done within the month.

3. **ANNOUNCEMENTS:** None

4. **MEETING ADJOURNED** Mr. Welker thanked everyone for their comments. Meeting adjourned about 2:35 pm.

Brenda Blake
Administrative Assistant