



DEVELOPMENT REVIEW COMMITTEE

**CITY HALL ANNEX CONFERENCE ROOM
808 S 8TH AVENUE, SAFFORD, ARIZONA
TUESDAY, JULY 5, 2016
2:00 PM**

MINUTE RECORD

PRESENT: Dustin Welker, Planning & Community Development Director; Ken VanWinkle, Safford Schools; Hilary Cuenin, Special Projects Coordinator; Brooks Bryce, County Assessor's Office; Jenny Howard, Utilities Director; Dan Braatz, Electric Supervisor; Denver Finch, IT Specialist; Amber Hogle, Administrative Assistant

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

2. PLANNING AND ZONING:

Circle K Annexation and Rezone: Review and discuss the proposed annexation and rezone (AR-Agriculture Residential to C-2-Highway Commercial) of the future Circle K property (parcel numbers 102-43-016A, 102-43-014A and 102-43-013).

Mr. Welker referred to the map, attached, and explained the plans are to combine all three properties and demolish all three structures in order to make room to build a new Circle K store. There was a neighborhood meeting held on June 29 which was attended by a few neighbors that were concerned with the possible noise nuisances that can be caused by larger trucks visiting the facility. Circle K will not be offering diesel fuel but there will be a larger parking area that would allow for larger trucks near the neighboring subdivision. Mr. Welker explained the three properties are in escrow, contingent upon the passing of the annexation and rezone. If it is adopted by the Council, then Circle K agents will draw up more detailed plans; at this point the plans are conceptual.

Utilities:

Water: Per Gale Hedges, Water Supervisor, there is water connection to the property however sewer connection is 450-500 feet away. There are two options for connecting to the sewer: use of the canal bank or coordinate with the neighboring mobile home park, which the latter would be his preference. Per Brooks Bryce, the canal is most likely owned by the state and would require additional agreements with the State of Arizona. Mr. Hedges explained in years past, the mobile home park to the east has had issues with their septic and it would be a good option thinking futuristically to utilize the street in the mobile home park to service Circle K's sewer, then the mobile home park would have the option to connect to the City's sewer line in the future if they wanted to. It was noted Copper Canyon subdivision's sewer line is ran through Hollywood Road.

Electric: Per Dan Braatz, Electric Supervisor, electric is currently in Co-op's jurisdiction; when the building is built will determine who services according to new agreement between the City and Co-op. Mr. Welker stated they plan to start building at the end of the year and it will take approximately 4 months.

Gas: Per Jenny Howard, Utilities Director, gas is the Co-op's jurisdiction as well until annexation agreement is updated between the City and Co-op.

It was determined only sewer and water service is in the City's jurisdiction. It was mentioned that Circle K may want to have two separate meters since there will be landscaping on the property. Mr. Hedges stated one meter can be designated for landscape so the sewer fee is not charged on that meter.

Mr. Welker stated for engineering purposes, there is a retention area in the back for drainage and Circle K does plan to place a block wall around the whole property for a residential barrier for vision and sound. Circle K has been notified to contact ADOT regarding ingress and egress of property. This will be a 6000 square foot convenience store which will benefit the City of Safford utilities and sales tax revenues.

Mr. Hedges informed Mr. Welker there is a fire hydrant in the corner of the property that may need to be looked at for relocation pending Circle K's official site plans.

Mr. Welker informed those in attendance this project will be recommended for approval to the City Council on July 11 with noted concerns from the neighbors regarding noise nuisances.

3. ANNOUNCEMENTS and PROJECT UPDATES: None

4. ADJOURN: The meeting was adjourned at 2:17 p.m.

Summary Minutes prepared by: Amber Hogle, Administrative Assistant