

CITY OF SAFFORD
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, APRIL 10, 2008 – 5:30 P.M.
PHELPS DODGE ROOM - LIBRARY
800 S. 7th AVENUE, SAFFORD, ARIZONA

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

1. **CALL TO ORDER:** Chairman Tuttle called the meeting to order at 5:33 p.m.

2. **ROLL CALL:**

MEMBERS PRESENT: Dr. Ray Tuttle, Chairman; Gene Fowler, Vice-Chairman; Commission Members: Gherald Hoopes; Dalton Overstreet, E.C. “Buff” Cunningham and Jim Moser.

MEMBERS ABSENT: Commission Member Patricia Cervantez.

CITY STAFF PRESENT: Pete Stasiak, Community Development Director; Dustin Welker, Planner/Downtown Coordinator and Sandra Findley, Administrative Assistant.

VISITORS: Jerry Sako, Jane Dugan, Robert Rodela, Scott Evans and Jonie Burge

3. **PUBLIC COMMENT ON AGENDA:**

One request to be heard.

4. **MINUTES:**

Review and approval of minutes of the March 27, 2008 Planning and Zoning Commission Meeting. It was moved by Vice Chair Fowler, seconded by Commissioner Overstreet, and carried unanimously (6 -1 absent) to approve the Minutes of March 27, 2008.

MOTION APPROVED

5. **PLANNING AND ZONING CASES:**

5.1 Case Z-27-07: Scott Evans, Township Applicant is requesting Final Site Plan approval for a single family detached residential subdivision of approximately forty five (45) single family lots having a minimum lot size of 4,500 sq. ft and approximately forty-five (45) – 4 plexes on

approximately 21 acres located within a PUD (Planned Unit Development) zoning district. This Planned Unit Development is located in the NW 1/4 of Section 20, Township 7 South, Range 26 East, Gila and Salt River Meridian, (Graham County Parcel No. 103-08-005, 103-08-058a, 103-08-058b, 103-08-059a, 103-08-059b).

Mr. Stasiak asked Dustin Welker to present item 5.1 on the agenda.

Mr. Welker stated that Mr. Evans has received preliminary site plan approval and has fulfilled all requirements. He referred to the map and explained that the development will be built in five phases.

Mr. Welker explained that in the Development Review Committee meeting it was clarified that one of the roads within the subdivision was an existing road that will be accepted even though it is only 32' wide. He stated that all other roads will meet the 40' wide road requirement. He explained that the first section of the phase has been reviewed by the fire and police departments and meets ingress, egress and turn-around requirements. He added that another concern had been a fire hydrant placement which has since been resolved. He explained that Mr. Evans has worked with staff to make 26th Street available and will be determined at a later date who will be responsible to construct the roadway.

Mr. Welker said the Development Review Committee has given a favorable recommendation for the project. He also clarified that the townhomes and four plexes will be the first four phases and the residential the fifth phase with common areas between. He added that Mr. Evans has set up a Homeowner's Association (HOA) that will maintain the common area.

Chairman Tuttle asked if there were specific timeframes for the phases. Mr. Welker stated that Mr. Evans has indicated he will build as the market dictates.

Commissioner Hoopes asked if the 32' wide road will ever change to 40' wide (no). Vice Chair Fowler asked if there will be parking along that road. Mr. Evans stated that there is no parking allowed on any street throughout the subdivision. Mr. Welker stated all parking requirements have been met and parking will be in garages or designated areas.

Chairman Tuttle asked clarification that although the development will be done in phases, it will be one continuous development when built. Mr. Welker stated that was correct, it will all fall under the Township with one HOA.

Vice Chair Fowler asked when 26th Street will be completed. Mr. Welker stated that City Staff will be working with Mr. Evans and the Council regarding construction of the street. Vice Chair

Fowler stated that he thinks the street should be completed by the fourth phase of the townhomes. Mr. Welker stated that the plan is to have the street completed at that time.

Commissioner Overstreet asked if the Planning and Zoning Commission approved the final plat at this meeting will it then go to the Council for approval. Mr. Welker explained that this meeting will be the final approval stage and it will not go before Council.

Vice Chair Fowler asked if there were plans for the parcel adjacent to the development. Mr. Welker said Mr. Evans owns the parcel and does not have specific plans for it at this time. He added that it was zoned for a Planned Unit Development (PUD) now. Mr. Evans stated that a portion of that parcel along the highway was zoned Commercial.

Commissioner Overstreet asked if the development should move rapidly could 26th Street be completed sooner than planned. Mr. Stasiak clarified the question was when the fourth phase begins will the City be prepared to complete 26th Street (yes). Mr. Stasiak stated it could be made part of a Development Agreement. Mr. Evans stated that they have made the street available and he expects the City will follow through with plans to complete the street. Mr. Stasiak stated that it is part of the General Use Plan Map for 26th Street to become an east/west corridor all the way to 20th Avenue. He stated that with a PUD the Commission has final approval but that a Developmental Agreement will be planned between the City and Mr. Evans to be approved by the Council. Chairman Tuttle feels it would be a good recommendation that when 50% of the townhomes are issued a Certificate of Occupancy, 26th Street should be developed considering the traffic load. Mr. Welker stated that they could take that recommendation for a Development Agreement.

It was moved by Chairman Overstreet, seconded by Commissioner Cunningham to accept - with the discussion regarding working out plans with the City and the concepts of developing 26th Street - the request for Final Site Plan approval for a single family detached residential subdivision of approximately forty five (45) single family lots having a minimum lot size of 4,500 sq. ft and approximately forty-five (45) – 4 plexes on approximately 21 acres located within a PUD (Planned Unit Development) zoning district. This Planned Unit Development is located in the NW 1/4 of Section 20, Township 7 South, Range 26 East, Gila and Salt River Meridian, (Graham County Parcel No. 103-08-005, 103-08-058a, 103-08-058b, 103-08-059a, 103-08-059b).

DISCUSSION:

Vice Chair Fowler asked for clarification if the motion includes the statement regarding the 50% occupancy and 26th Street being developed at that time. Commissioner Overstreet stated that

was not part of his motion. He explained that should be a Development Agreement between the City and the developer. Vice Chair Fowler asked if the Commission can make a recommendation to include the statement if they have a consensus (yes).

Chairman Tuttle asked Mr. Robert Rodela to address the Commission.

Mr. Rodela stated that Mr. Evans placed a chain on his property and that he was unable to move his truck which was parked on the other side of the chain for a month. He stated that the road is an easement. He clarified that he lives on the south side of the canal. Mr. Evans showed the easement on the map and stated that it belonged to the City of Safford to use as a maintenance road. He added that the only authorized users for the road would be him as the property owner and the City of Safford. He stated that the vehicle was in trespass and he feels that it is a matter of property ownership and should not be brought before this Commission. Chairman Tuttle agreed that it was not a discussion for the Commission, that they have no say in the matter and that he was sorry they could not help him.

DISCUSSION:

Chairman Tuttle asked if the motion is to approve the final site plan as recommended by the City staff (yes). The motion carries unanimously.

MOTION APPROVED

DISCUSSION:

Mr. Stasiak asked if part of the motion was the statement regarding when 50% of the townhomes are built 26th Street must be in place. Commissioner Overstreet stated that it was not part of his motion and that the decision on the street should be between the City and the developer. Chairman Tuttle stated that the Commission could make a motion to include the statement if the members feel it should be added. Vice Chair Fowler said if the Commission feels strongly about something it is a good idea to make the recommendation to Staff to let them know how they feel. Chairman Moser stated that he feels strongly that the street decision should be handled by the City and the developer.

5.2 Project Updates:

- Plans have been received for the Motel 6 and Holiday Inn Express to be built on Highway 70 with a restaurant pad between the two hotels, but no restaurant is planned at this time.
- Arby's Restaurant has been purchased to be reopened.

- Affinity Affordable Homes will work with members of the community to qualify and obtain grant assistance making homes more affordable. They have forty two (42) people signed up for the program and eight (8) people that are prequalified to purchase a home at this time.

DISCUSSION:

Commissioner Overstreet asked if there were plans for a strip mall in the community at this time. Mr. Stasiak said there were no plans for a strip mall but that a large land owner is interested in developing the retail market.

Commissioner Overstreet expressed his appreciation to Mr. Stasiak for his knowledge and information which has helped with the Commission's decision making. Mr. Stasiak thanked the Commission for all that they have accomplished in the past eighteen months and for all of their help.

6. **CALL TO THE PUBLIC:** None
7. **NEXT SCHEDULED MEETING:** April 24, 2008
8. **ANNOUNCEMENTS:** None
9. **ADJOURN:** The meeting adjourned at 6:05 p.m.

APPROVED:

Ray Tuttle, Chairman
Planning and Zoning Commission

ATTEST:

Sandy Findley, Administrative Assistant