

CITY OF SAFFORD
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 18, 2008 – 5:30 P.M.
PHELPS DODGE ROOM - SAFFORD LIBRARY COMPLEX
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 5:31 p.m.

2. **ROLL CALL:**

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

MEMBERS ABSENT: None.

CITY STAFF PRESENT: Peter Stasiak, Community Development Director; Dustin Welker, Planner/Downtown Coordinator, Randy Petty, City Engineer, Don Knight, Interim City Manager, Ron Green, Mayor and Sandra Findley, Administrative Assistant.

VISITORS: Jane Dugan, Marzett Gray, Arlo Williams and Jim Smith.

3. **PUBLIC COMMENT ON AGENDA:**

None.

4. **MINUTES:**

Review and approval of minutes of the May 8, 2008 Planning and Zoning Commission Meeting. It was moved by Vice Chair Fowler, seconded by Commissioner Cervantez and carried unanimously (7-0) to approve the Minutes of May 8, 2008.

MOTION APPROVED

5. **PLANNING AND ZONING CASES:**

5.1 Case Z-06-08; Bruce Dodge Boulevard Sales: Application to rezone (zoning amendment) two parcels of land located to the south of Boulevard Sales on Highway 70 and west of West Drive, Graham County Assessor’s Parcel No. 102-18-63f and 102-18-053. The applicant

is requesting a rezoning from a C-MH (Conventional Manufactured Home) to C-2 (Highway Commercial) for the purpose of developing and expanding business along Highway 70.

Mr. Stasiak thanked the Commission for attending the special meeting and turned the meeting over to Dustin Welker.

Mr. Welker pointed out the location of the two parcels on the parcel map and explained that the properties were projected to be zoned C-2 (Highway Commercial) on the General Plan map. He explained that the front of parcel 102-18-053 was currently zoned C-2 (Highway Commercial) and the back was zoned C-MH (Conventional Manufactured Home) therefore the applicant would like to rezone the back portion to be able to expand their business. He stated that parcel 102-18-63f currently has no buildings on it and the applicant would like to rezone it to C-2 (Highway Commercial) for further expansion of the business. Mr. Welker stated that staff does recommend the rezone of both properties for this business which is an asset to the community.

Commissioner Hoopes asked if there has been any opposition to the rezone.

Mr. Stasiak stated that there has been no opposition but that the Chinese restaurant next to the property has expressed concern with tires that are stacked up on the property in view of the restaurant's patrons. He stated that Boulevard Sales will install a site obscuring fence between the two properties. He further stated that the block wall has been installed and the property owners of West Drive are satisfied with it. Chairman Tuttle recalled that issues with this property had come before the Commission previously and asked for clarification on those issues. Mr. Welker stated that property owners on West Drive opposed to Boulevard Sales using West Drive as an access to their property with semi-truck deliveries therefore the block wall was installed with a locked gate for no access. Chairman Tuttle asked what action the Commission took previously and Mr. Stasiak recalled that the request was denied until the project was completed and is now being brought back before the Commission as completed.

Commissioner Hoopes asked who would be responsible for the fence to be built between the Boulevard Sales property and the Chinese restaurant (Boulevard Sales).

Chairman Tuttle stated that the request brought before the Commission is to approve the rezone for the properties which fits with the General Land Use Plan. It was moved by Commissioner Moser, seconded by Commissioner Cervantez, and carried unanimously (7-0) to approve the rezone (zoning amendment) two parcels of land located to the south of Boulevard Sales on Highway 70 and west of West Drive, Graham County Assessor's Parcel No. 102-18-63f and 102-18-053. The applicant is requesting a rezoning from a C-MH (Conventional Manufactured Home) to C-2 (Highway Commercial) for the purpose of developing and expanding business along Highway 70.

MOTION APPROVED

5.2 Case Z-05-08; City of Safford Discovery Park Property: Application to rezone (zoning amendment) a parcel of land located at the corner of Highway 191 and Discovery Park Road, Graham County Assessor's Parcel No. 103-09-021c. Starting in the south east corner of the parcel directly on the corner of Highway 191 and Discovery Park Road, the portion of the property to be rezoned is approximately 185 ft. wide and 700 ft. in length. The applicant (City of Safford) is requesting a rezoning from an I-1 (Light Industrial) to C-2 (Highway Commercial).

Mr. Welker referred to the map and explained that the City of Safford owns the parcel as industrial property and that an interested party would like to lease a portion of the property and rezone it for the opportunity to open a retail business.

Commissioner Moser asked why the property will need to be rezoned as the I-1 (Light Industrial) zoning should cover the same as a C-2 (Highway Commercial) zoning. Mr. Welker explained that the I-1 zoning does not specifically allow for a retail business and the C-2 would be a more conforming zoning.

Vice Chair Fowler asked if parcel 103-09-023 was included and Mr. Welker stated that parcel was the highway. He further explained it would include a small portion of 103-09-022 also.

Chairman Tuttle asked if Arizona Department of Transportation (ADOT) had been contacted regarding access off of the highway. Mr. Welker stated the business will access off of Discovery Park Boulevard and not the highway so ADOT will not be involved. Chairman Tuttle asked if the Planning and Zoning Commission would have a chance to review the site plan. Mr. Welker stated that commercial site plans normally do not go before the Planning and Zoning Commission. Mr. Stasiak explained that in the past commercial properties have gone before the Development Review Committee and then to the Building Department for approval before going to the City Council.

Commissioner Hoopes asked for clarification on the parcels included in the rezone. Mr. Welker stated it is parcel 103-09-021c and a portion of parcel 103-09-022.

Vice Chair Fowler asked if there has been any opposition regarding the rezone. Mr. Welker explained that because of the vagueness of the business he has had some inquiries from surrounding property owners but he has assured them that it is a reputable retail business.

It was moved by Vice Chair Fowler, seconded by Commissioner Overstreet and carried unanimously (7-0) to approve the application and recommend it to the City Council to rezone (zoning amendment) a parcel of land located at the corner of Highway 191 and Discovery Park Road, Graham County Assessor's Parcel No. 103-09-021c. Starting in the south east corner of the parcel directly on the corner of Highway 191 and Discovery Park Road, the portion of the property to be rezoned is approximately 185 ft. wide and 700 ft. in length. The applicant (City of Safford) is requesting a rezoning from an I-1 (Light Industrial) to C-2 (Highway Commercial).

MOTION APPROVED

5.3 Project Updates:

Mr. Stasiak explained that most of the current projects in the community are commercial retail with housing slowing from what it was last year. He said staff continues to work on programs with non-profit organizations such as the Department of Housing whose qualifications are site specific at this time, but that they were working to make the program available community wide. He stated that there are 14 people that are pre-approved for down payment closing cost assistance at this time and the money should be available in November of this year.

Mr. Stasiak gave the following updates:

- Casa Dorada Apartments will break ground as soon as a transmission line is moved and drainage plans are reviewed.
- Comfort Inn and Suites opened recently with 85% occupancy.
- Haralson's Repair Garage is complete.
- WSK (Mr. Konopnicki's) property is near completion and properties will soon be leased.
- Mt. Graham Family Practice office is complete.
- Mt. Graham Regional Medical Center south wing project will be downscaled and postponed until after the first of the year.
- Several retail businesses have undergone expansions and remodels throughout the community.
- A developer is working on a site plan to build and lease property adjacent to Wal-Mart.
- Staff continues to work with three individuals within the community to build and lease a building for a Sear's retail outlet store.
- Motel 6/Holiday Inn Express should begin ground breaking for both hotels in November.

Commissioner Cervantez asked about lighting ordinances in subdivisions. Mr. Stasiak stated that there is no ordinance in place at this time but an update to the zoning ordinance is in process and a lighting ordinance for subdivisions will be included.

Commissioner Hoopes asked who is responsible for the green space area behind the Cota Ranches subdivision. Mr. Stasiak stated that Cota is responsible and will be notified to clean the area.

Vice Chair Fowler stated that he thought lighting was part of the requirement for the subdivisions that had been approved. Mr. Stasiak stated that it was not at this time.

Commissioner Overstreet asked if the lighting codes are approved would the subdivisions that have been approved but not yet built be required to follow those codes (yes).

Commissioner Cervantez stated that the vacant subdivisions have a great deal of weed growth on them. Mr. Stasiak stated that the Neighborhood Officer has been diligently working to notify property owners of occupied and vacant properties who are not in compliance. He is also giving out-of-town property owners contact information of service providers that they can contract with to keep the properties cleaned up.

6. **CALL TO THE PUBLIC:** None
7. **NEXT SCHEDULED MEETING:** August 28, 2008
8. **ANNOUNCEMENTS:** None
9. **ADJOURN:** The meeting adjourned at 6:03 p.m.

APPROVED:

Ray Tuttle, Chairman
Planning and Zoning Commission

ATTEST:

Sandy Findley, Administrative Assistant