

CITY OF SAFFORD
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 28, 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 5:30 p.m.

2. **ROLL CALL:**

MEMBERS PRESENT: Dr. Ray Tuttle, Chairman; Gene Fowler, Vice-Chairman; Commission Members: Jim Moser, Patricia Cervantez, Gherald Hoopes, and E.C. “Buff” Cunningham (5:35 p.m.)

MEMBERS ABSENT: Commission Member Dalton Overstreet.

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

VISITORS: Jane Dugan, Reed Larson (PLS Group).

3. **PUBLIC COMMENT ON AGENDA:**

None.

4. **MINUTES:**

Review and approval of minutes of the August 18, 2008 Planning and Zoning Commission Meeting. It was moved by Vice Chair Fowler, seconded by Commissioner Cervantez and carried unanimously (6-1 absent) to approve the Minutes of August 18, 2008.

MOTION APPROVED

5. **DEVELOPMENT REVIEW COMMITTEE MINUTES:**

Review minutes of the August 25, 2008 Development Review Committee Meeting.

6. **PLANNING AND ZONING CASES:**

6.1 Case Z-08-08: Brent McEuen, Heritage Heights: Applicant is requesting Preliminary Plat approval for a single family detached residential subdivision of 12 lots having a minimum lot size

of 6,000 sq. feet on approximately 5 acres located within a R1-6 single family zoning district located to the South of 20th Street between 8th Avenue and HWY 191. The property is adjacent to Dorothy Stinson School and Safford Cota Ranches subdivision. The Graham County Parcel No. is 103-08-071 (G-J).

The purpose of this zoning district is to promote and preserve urban single-family residential development on lots with a minimum area of six thousand (6,000) square feet. The principal use permitted in this zoning district is single-family dwelling with customary accessory buildings and uses.

Mr. Welker referred to the map for the location of the parcel. He explained that Eloy Cota had put in the existing road and made an agreement with Mr. McEuen when the Safford Cota Ranches subdivision was developed to provide services for utilities for Mr. McEuen's subdivision. He stated there is 40' of road back of curb with a 50' right of way. He explained that sidewalks would be a requirement and that the agreement would most likely be the same as the City has with Mr. Cota which is to put in sidewalks as the homes are built. He explained that there is an existing 24" culvert that runs under the road and spills onto the LDS church property and the developers are requesting to continue with the use of that pipe. He stated that Mr. Petty (City Engineer) is suggesting that a letter be required from officials of the LDS church at the local and headquarter level stating that the drainage is acceptable. He said that the letter should also state that should the church decide to expand it will be required to develop further drainage retention. Vice Chair Fowler asked if the drainage went to the ball field beside the church (yes). Mr. Welker stated that the project will be allowed to continue but the letter needs to be submitted with the above items before final plat. He added that the pipe will be checked to make sure it is in good working condition and that the electrical needs to be completed. He explained that the Development Review Committee, along with Mr. Petty and Mr. Stasiak, suggested that three street lights and sidewalks be a requirement. He said that Mason Way is the name of the street on this preliminary plat and it is named 5th Avenue on the Cota Ranches map so the name will need to be consistent and the fire and police department would like to see it be named 5th Avenue.

Mr. Welker stated that Dr. Tregaskes (school Superintendent) has suggested that the developer and property owners need to be aware of the following regarding future plans for the Dorothy Stinson School:

- 1) There could be plans for a bus lane off of 8th Avenue to access 20th Street.
- 2) The open field that abuts the development could become a ball field with lights.
- 3) Some type of wall possibly should be constructed between the school and the development for privacy and definition instead of the chain link that is presently there.

Commissioner Hoopes asked for clarification regarding the sidewalks, if they will only be built in front of one home at a time as it is finished (yes). Mr. Stasiak stated that other developments throughout the City have proceeded with sidewalks in this manner. He explained that the developers are bonded with annual bond renewals and that the sidewalks would have to be in place

before the bond would be released. Commissioner Hoopes asked if the sidewalk must be built before the developer sells the home (yes). Mr. Welker stated that no Certificate of Occupancy would be issued if the sidewalk was not completed.

Vice Chair Fowler stated that on the southeast corner of Dorothy Stinson School was a back stop and asked if the development abuts that property (yes). Mr. Stasiak stated that on the south side of Stinson there is 50' between it and Cota Ranches property. Vice Chair Fowler stated that there would not be enough room to turn a bus around in that area. Mr. Stasiak stated it would be a matter that the school would resolve.

Commissioner Moser asked if the ball fields were recessed (yes).

Vice Chair Fowler stated that since there is no street light ordinance in effect at this time could requirements be made before approval to enforce lighting. He said the Commission had discussed street lights when the Cota Ranches subdivision was approved which he thought would be a condition of the development, but that it has not been enforced. He asked if a new ordinance was being developed regarding street lights. Mr. Stasiak explained that the Council awarded Planning and Zoning \$70,000 to update the entire Zoning Ordinance and that the Request for Proposal should be out within the next few weeks. He added that the fire and police recommendations were to place a street light every 500', much like the fire hydrant requirements. Mr. Stasiak stated that the recommendation can be a part of the Planning and Zoning Commission minutes to be presented to the Council as a condition before they approve the project.

Commissioner Moser asked if an ordinance was in place requiring that sidewalks be installed in subdivisions (yes).

Commissioner Hoopes asked for clarification regarding stipulations to the project. Mr. Welker stated that the sidewalks and street lights should be included but that the drainage would follow the ordinances as would sidewalks so street lights would be the main stipulation. Commissioner Hoopes clarified that street lights should be placed every 500' (yes).

Vice Chair Fowler asked if there was an alternate plan for the drainage if the church did not approve it. Mr. Welker explained that they would need to have on site retention or work with Cota Ranches to include the drainage with their plan. Vice Chair Fowler inquired if the development was downhill from Cota Ranches making it possible to flow the drainage in that direction. Mr. Welker explained that it would have to be drained towards 20th Street to a catch basin then into Cota Ranch's drainage. Vice Chair Fowler speculated that it could require a change in the street. Mr. Larson stated that they would explore other options before a change in the existing road. Vice Chair Fowler asked if there was a ditch between the LDS church and the McEuen property. Mr. Larson stated that there was another culvert at the end of that ditch. Commissioner Moser asked what the culvert was at the end of the section line. Mr. Larson stated that was an underground

culvert that storm water ends up in. He stated that for twelve lots the retention would not be that great.

Commissioner Moser made the motion for a favorable recommendation subject to drainage with the LDS church as it is or they would have another drainage plan and to include street lights. Commissioner Cervantez seconded the motion. Commissioner Moser asked that the motion also include naming the street 5th Avenue and asked if there was a problem with that. Mr. Larson stated the developer had no preference and that it was shown as Mason Way because that was the name on the plat. Mr. Stasiak suggested that because there are homes currently on Mason Way he would recommend leaving the street name the same as it is today to avoid address changes. Commissioner Moser stated that he would like to change his motion to leave the road name what it is currently named. Vice Chair Fowler suggested reading the motion back since there had been additions to it. The motion was read back as follows:

Commissioner Moser made the motion for a favorable recommendation subject to drainage with the LDS church as it is or they would have another drainage plan and to include street lights which was seconded. Commissioner Moser modified his motion to also include naming the street 5th Avenue and then again the motion was modified to leave the road name what it is currently named. Chairman Tuttle and Vice Chair Fowler suggested opposing the motion as there had been modifications after it had been seconded. Chairman Tuttle asked for a vote on the motion. All in favor (1 absent - 6), all opposed (6-1 absent).

MOTION DENIED

Commissioner Moser made a second motion to recommend approval of the final plat subject to a written agreement with the LDS church for the drainage, installation of lighting every 500' and requiring that the road name stay consistent. Vice Chair Fowler stated that the approval was for a preliminary plat. Commissioner Moser changed his motion to preliminary plat. The motion was seconded by Commissioner Cervantez. Commissioner Hoopes stated that as the motion reads approval would be subject to approval of the drainage by the LDS church and that there could be another type of drainage if not with the church. Mr. Stasiak stated that drainage is not an issue for approval by the Planning and Zoning Commission but rather an ordinance that will be approved by the City Engineer.

Chairman Tuttle asked for a vote on the motion. All in favor (1 absent – 6), all opposed (6-1 absent).

MOTION DENIED

It was moved by Commissioner Hoopes, seconded by Commissioner Cervantez, and carried unanimously (6-1 absent) that **Case Z-08-08 Brent McEuen, Heritage Heights** be approved as proposed with the stipulation that the final plat be recommended to the City Council to include lighting every 500'. Vice Chair Fowler asked for clarification regarding the final plat statement.

Commissioner Hoopes explained he is recommending that the City Council include the lighting in the final plat.

MOTION APPROVED

Mr. Larson thanked the Commission for the approval and Mr. Stasiak and Mr. Welker for their help with the project.

6.2 Project Updates: None

6. **CALL TO THE PUBLIC:** None
7. **NEXT SCHEDULED MEETING:** September 11, 2008
8. **ANNOUNCEMENTS:** None
9. **ADJOURN:** The meeting adjourned at 6:08 p.m.

APPROVED:

Ray Tuttle, Chairman
Planning and Zoning Commission

ATTEST:

Sandy Findley, Administrative Assistant