

CITY OF SAFFORD
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, JANUARY 10, 2008 – 5:30 P.M.
HELPS 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”

MEMBERS PRESENT: Dr. Ray Tuttle, Chairman; Gene Fowler, Vice-Chairman; Commission Members Dalton Overstreet; Patricia Cervantez; and Jim Moser.

MEMBERS ABSENT: Commissioners’ Gherald Hoopes (out of the country), and E.C. “Buff” Cunningham.

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

VISITORS: Kay Matlock, Aggie Kirschmann, Jane Dugan, and Lane Hegel.

Chairman Tuttle called the Meeting of the Planning and Zoning Commission to order at 5:35 p.m.

3. **PUBLIC COMMENT ON AGENDA:**

There were no public comments.

4. **MINUTES:**

Review and approval of minutes of the December 13, 2007 Planning and Zoning Commission Meeting.

Commissioner Overstreet asked that his name be added to Members Present for the December 13, 2007 meeting.

It was moved by Commissioner Overstreet, seconded by Vice Chair Fowler, and carried unanimously (5-2 absent) to approve the Minutes of December 13, 2007 with the noted correction.

MOTION APPROVED

5. PLANNING AND ZONING CASES:

5.1 Case Z-44-07: Chris Mack Applicant is requesting approval of a Conditional Use Permit for a proposed recycling operation for paper and plastics. The Conditional Use Permit would allow the applicant to collect, store and bundle paper and plastics for recycling and shipping to a recycling plant. The property is zoned C-1 (General Commercial). The property is located at 755 South 7th. Avenue, Safford Arizona, Graham County Assessor's Parcel # 102-22-367. The purpose of the Conditional Use Permit is to allow for special circumstances not specifically outlined in a zoning ordinance.

Mr. Stasiak thanked Randy Petty for filling in for him at the last meeting.

Mr. Stasiak stated that this case was a revisit which had been tabled at the last meeting due to trucking and cleanliness issues. He asked Ms. Kay Matlock to address the Commission to answer questions regarding the recycling operation.

Ms. Matlock presented a handout to the Commission and thanked them for another opportunity to be on the agenda. She explained that their organization is the Graham County Rehabilitation Center, formerly known as Graham County ARC. She added that the thrift store has been in operation for the last 15 years and was formed to provide jobs for the developmentally disabled community. She explained that they employ local citizens and currently have 35 employees. She stated that they have obtained a grant from the Arizona Department of Environmental Quality for \$101,509.92 to expand the recycling business. She said they have been trying to locate a building to move their operation off of Main Street and that this location is temporary as they have a bid on another site for a permanent location. She added that their goal is to enhance the community with their recycling program. She introduced her Assistant, Mr. Lane Hegel.

Mr. Hegel presented photographs of the operation and stated they have installed privacy slats in the fence. He added that a few enclosed collection boxes will be added to the front of the property and on the east wall a sidewalk for a bailer will be installed for the plastic collection. He explained that Vista Recycling will still ship paper that is collected in bags and that the bailed plastics will be taken to Bingham Transfer to transport to a processing plant. He said they planned to put in self sorting bins on the north wall and that items that cannot be sold are shipped to Phoenix (clothing) or recycled (paper). He explained that traffic will not be a problem at this site as they will only take three to five loads per week to Bingham and approximately one per week to Vista. He added that the traffic for drop off at the site takes approximately five minutes and that by relocating the operation it will alleviate the congestion on Main Street.

Ms. Matlock presented a recycle fact sheet and Mr. Hegel stated that part of the grant money was used to purchase 60 roll bins for collection. He added that they are collecting

newspaper from the Eastern Arizona Courier, Phelps Dodge and Eastern Arizona College and that the Department of Corrections is interested in collection also.

Commissioner Moser stated that the area looks properly screened and that he does not see a traffic problem and made a motion to approve the operation, seconded by Commissioner Cervantez.

Mr. Stasiak read for the record the following Staff recommendations:

Staff recommends approval of the requested Conditional Use Permit. In addition, staff recommends that the site be monitored by the City Neighborhood Officer on a weekly basis to determine that the premises and surrounding premises are kept clean, neat and orderly. Any violations would be brought back to the Council with the recommendation that the facility be shut down until the facility is brought back to expected standards. It is also recommended that the permit allow for the collection of aluminum cans, clothing, books, shoes, toys, household items, consumer electronics and linens in addition to paper and plastics.

He added that he had met with the City Attorney on December 19th and the Temporary Conditional Use Permit had been issued because a special meeting could not be called due to the item being tabled at the last meeting. He added that in the future the Commission may want to state the item as a continuance rather than table it. Chairman Tuttle clarified that if it is labeled as a continuance, it will leave the item open for discussion. Mr. Stasiak stated that was correct, once the item is tabled it has to go to the next regular meeting.

Mr. Stasiak said in a previous letter it had been stated that if approved by the Planning and Zoning Commission this item would go to Council on January 28, 2008 but due to publication deadlines it will go to the February 11, 2008 meeting instead. He added that the Temporary Conditional Use Permit will be in effect until that date. Chairman Tuttle asked if they should ratify the action of the extended date and of the Staff recommendations. Mr. Stasiak stated that was correct.

Chairman Tuttle asked for a vote on the above mentioned motion with the addition of the Staff recommendations. The motion carried unanimously (5-2 absent).

MOTION APPROVED

Commissioner Fowler moved to ratify that the Temporary Conditional Use Permit be extended until the February 11, 2008 City Council meeting, seconded by Commissioner Cervantez and carried unanimously (5-2 absent)

MOTION APPROVED

Vice Chair Fowler thanked Ms. Matlock and Mr. Hegel for presenting more details to the Commission.

5.2 Case Z-46-07: Olsson Associates Olsson Associates on behalf of Langley Properties is requesting an application to rezone (zoning amendment) approximately 5 acres of an 18 acre parcel generally located South of Hollywood Road and west of the Copper Canyon subdivision. Located in that part of Section 16, Township 7 South, Range 26 East of the Gila and Salt River Base and Meridian, Graham County, Arizona. (Graham County Parcel No. 102-41-010). The applicant is requesting a rezoning from an AR (Agricultural Residential) to R-2 (Multi Family Residential District) for the purpose of developing an apartment complex.

Mr. Stasiak stated that this was a revisit that had been tabled at the last meeting due to transportation concerns with Hollywood Road.

Mr. Stasiak introduced Ms. Aggie Kirschmann with Langley Properties and asked her to address the Commission.

Ms. Kirschmann stated that they have a commitment to the community and that they hoped to obtain the rezone approval so they may introduce a reputable, experienced multi-developer to the community.

Mr. Stasiak explained that Hollywood Road is approximately 4300' long from the intersection to the city limits. He stated that an outline of the Transportation Study for the whole City is included in their packets that show improvements of \$27 million over the course of the next 20 years. He said he will provide a complete copy of the study to each Commissioner. He informed the group that the City Public Works Department is already involved in the Hollywood Road project and that where Stockton Wash crosses under the road is a narrow bridge that will be widened with the next six months. He added that by the end of the year Mr. Randy Petty plans to widen the entire road.

Mr. Petty stated that the road will be widened to at least 26' and that it is 18' presently. He added that the box (bridge) will need to be extended before that can happen.

Mr. Stasiak stated that the time frame for all of the improvements will extend into 2009. He added that these improvements will be temporary until more right-of-way is acquired. He stated that the 4300' project will cost approximately \$2.3 million and that in addition ADOT is requiring a stoplight at the intersection of Highway 70 and Hollywood Road which will be another approximate \$350,000. He explained that the City is looking at assessing transportation impact fees on developments in that area to help fund the required improvements. He added that the number one item on the 0-5 year plan on the Transportation Study is Hollywood Road improvements and that the number two item is

the stoplight at the intersection. He added that the plan will be to widen, resurface and acquire additional right-of-way to rebuild the street to the proper construction.

Mr. Stasiak stated that it is Staff's recommendation to approve the five acre rezone.

Commissioner Overstreet asked when the box is widened will there be right-of-way restrictions. Mr. Petty stated that the plan was to extend it and make it wide enough that it will only be done once for the entire project.

It was moved by Commissioner Moser, seconded by Commissioner Overstreet and carried unanimously (5-2 absent) to approve an application to rezone (zoning amendment) approximately 5 acres of an 18 acre parcel generally located South of Hollywood Road and west of the Copper Canyon subdivision. Located in that part of Section 16, Township 7 South, Range 26 East of the Gila and Salt River Base and Meridian, Graham County, Arizona. (Graham County Parcel No. 102-41-010). The applicant is requesting a rezoning from an AR (Agricultural Residential) to R-2 (Multi Family Residential District) for the purpose of developing an apartment complex.

MOTION APPROVED

5.3 Project Updates: None

6. CALL TO THE PUBLIC: None
7. NEXT SCHEDULED MEETING: January 24, 2008
8. ANNOUNCEMENTS:

Mr. Stasiak introduced Dustin Welker, Planner/Downtown Coordinator.

Mr. Stasiak explained that he had obtained the "Riggins Rules" dos and don'ts for Boards and Commissions and had included these with their packets.

Mr. Stasiak stated that Commissioner Hoopes had asked for information regarding the subdivisions and how the construction was progressing. Mr. Stasiak presented an update on the number of lots in each subdivision, the number of building permits that had been issued and the Certificates of Occupancy that had been issued. He stated that the number of homes sold was not available.

Vice Chair Fowler asked if there will be a permanent fence across the drainage pond at Cota Ranches. Mr. Stasiak stated there will be a 6' fence surrounding the entire drainage area. Vice Chair Fowler asked how entrance to the area will be obtained and Mr. Stasiak stated it will be through the subdivision and is not actually open to the general public, but to the residents of the subdivision.

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9. ADJOURN: The meeting was adjourned at 6:15 p.m.

APPROVED:

Ray Tuttle, Chairman
Planning and Zoning Commission

ATTEST:

Sandy Findley, Administrative Assistant