

CITY OF SAFFORD
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, MAY 08, 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 5:31 p.m.

2. **ROLL CALL:**

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

MEMBERS ABSENT: Commissioner Jim Moser

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

VISITORS: Ken Dougan, D.V.M and Jane Dugan

3. **PUBLIC COMMENT ON AGENDA:**

None.

4. **MINUTES:**

Review and approval of minutes of the April 10, 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 April 10, 2008.

MOTION APPROVED

5. **PLANNING AND ZONING CASES:**

5.1 Case Z-04-08; Dr. Ken Dougan Companion Animal Clinic - Application to rezone (zoning amendment) a parcel of land located at 1765 S. 20th Ave., Graham County

Assessor's Parcel No. 101-21-042A. The applicant is requesting a rezoning from an R-2 (Multi-family residential) to C-1 (General Commercial) for the purpose of developing and expanding the current business (Companion Animal Clinic) that is already in existence on the property. The property is currently adjacent to properties also zoned as C-1.

Mr. Stasiak stated that he would like to turn this item over to Mr. Welker who has been working with Dr. Dougan on the application.

Mr. Welker stated that he would like to review the history of the property. He explained that Dr. Dougan had obtained a building permit to build his clinic on the property in 2003 and referred to an aerial photo showing the property. He said Dr. Dougan had built on the back of the property leaving the front portion vacant for future expansion or for resale. He explained that City staff at that time wrote a letter stating that the R-2 zoning would allow agricultural use. He stated that the application is to give the property the proper zoning to allow the agricultural use. He referred to the map and explained the existing properties surrounding the parcel.

Mr. Welker read the following letter that was sent by Dr. Dougan to the City of Safford:

In 2003 I was issued a building permit and a letter from Rudy Maldonado that the zoning on my property (1765 S. 20th Ave.) would permit my present veterinary clinic and possible boarding facility. I purposefully built on this back half of the property for possible resale of the front half to medical facility wishing to take advantage of its proximity to the Mt. Graham Hospital. I am hereby requesting a commercial zoning for the above mentioned property.

Mr. Welker said one concern that was brought up when the application was brought before the Development Review Committee was that the property could be a boarding facility in the future. He explained that a stipulation should be attached to the request that any boarding facility should be an in-door facility and for small animals only. He stated that the C-1 zoning does not specifically state that a boarding facility is permissible therefore the stipulation should be included.

Vice Chair Fowler asked if there has been any opposition to the zoning request. Mr. Welker stated that all of the proper notifications have been met with no opposition.

Commissioner Overstreet asked for clarification regarding indoor boarding. Mr. Welker asked Dr. Dougan to address the Commission for explanation. Dr. Dougan stated that there may be some outside runs during the day but the boarding would be indoors during the night hours.

Commissioner Cunningham asked if the aerial map was still accurate as it was from 2005. Mr. Welker stated that the property has not changed and reviewed the surrounding properties.

It was moved by Commissioner Overstreet, seconded by Vice Chair Fowler and approved unanimously (6 to 1 absent) to accept, with the stipulation that any boarding facility would be in-

door and for small animals only, the application to rezone (zoning amendment) a parcel of land located at 1765 S. 20th Ave., Graham County Assessor's Parcel No. 101-21-042A. The applicant is requesting a rezoning from an R-2 (Multi-family residential) to C-1 (General Commercial) for the purpose of developing and expanding the current business (Companion Animal Clinic) that is already in existence on the property. The property is currently adjacent to properties also zoned as C-1.

MOTION APPROVED

5.2 Project Updates:

Mr. Welker stated that he has provided an updated map to the Commission that shows residential and commercial developments.

Commissioner Hoopes asked how many building permits have been issued and Mr. Stasiak stated there were eleven for April and nineteen with one mobile home year to date.

Commissioner Overstreet asked what the status was for the planned hotels on Highway 70. Mr. Stasiak stated that the site plan and some documents have been received, reviewed and returned with comments for the Holiday Inn Express and Motel Six. He explained that civil plans should be forthcoming soon for review. He explained that ground breaking would possibly be three to four months away.

Commissioner Hoopes asked about the status of the Casa Dorada Apartments. Mr. Welker stated that the second reading for the Ordinance was done in April and will become official on May 14, 2008 (thirty (30) days from the second reading). He stated that the final plat approval will go before the Council on May 12, 2008. He explained that Mr. Koponicki has hired an attorney that has asked for information which has been provided to him by the Planning Department. He further explained that all notifications were completed properly by the Planning Department. Commissioner Hoopes asked for clarification regarding the process of a rezone. Mr. Welker and Mr. Stasiak explained that a rezone, once approved by the Planning and Zoning Commission, goes before the Council and is heard on two separate hearings and is then approved as an ordinance that becomes effective thirty (30) days after the second hearing according to Arizona Revised Statutes. Vice Chair Fowler asked what will happen if there is opposition within the thirty (30) day waiting period. Mr. Stasiak stated it would go before a Board of Appeals, which is the City Council, for review and action.

Vice Chair Fowler asked about the mortuary that was approved two years ago. Mr. Stasiak stated that the Conditional Use Permit was approved two years ago; they came back before the Commission a year ago for an extension of one more year which was approved. He explained that the department has not had any further notification.

Vice Chair Fowler asked about the progress for the Stone Willow subdivision. Mr. Welker said that the engineer for the project has told him it will begin soon.

Vice Chair Fowler asked if Greenberg I and II have been sold. Mr. Stasiak stated neither property has been sold. He said that Mr. Sinard of Palomino Ranch (Greenberg I) has inquired about the possibility of rezoning for manufactured homes. Mr. Stasiak informed him that in his opinion he did not feel it was an appropriate use for the area.

Commissioner Overstreet asked why there were no street lights in the subdivisions that were being built. Mr. Stasiak stated that Mr. Cota will be responsible for street lights in the Cota Ranches subdivision. He added that he will check with Copper Canyon regarding their street lights. He explained that all developments must follow the City code regarding lighting.

Vice Chair Fowler asked what is planned for fencing across the open area at Cota Ranches. Mr. Stasiak stated there will be a permanent chain link fence across the front of it and it will remain open at the bottom for drainage purposes.

6. **CALL TO THE PUBLIC:** None
7. **NEXT SCHEDULED MEETING:** May 22, 2008
8. **ANNOUNCEMENTS:** None
9. **ADJOURN:** The meeting adjourned at 6:00 p.m.

APPROVED:

Ray Tuttle, Chairman
Planning and Zoning Commission

ATTEST:

Sandy Findley, Administrative Assistant