

**CITY OF SAFFORD
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, FEBRUARY 14, 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”

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

MEMBERS ABSENT: Commissioner Dalton Overstreet

CITY STAFF PRESENT: Pete Stasiak, Community Development Director; Sandra Findley, Administrative Assistant.

VISITORS: Rob Merrill and Jane Dugan.

Chairman Tuttle called the Meeting of the Planning and Zoning Commission to order at 5:30 p.m.

3. **PUBLIC COMMENT ON AGENDA:**

None

4. **MINUTES:**

Review and approval of minutes of the January 24, 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 January 24, 2008.

MOTION APPROVED

5. **PLANNING AND ZONING CASES:**

5.1 Case Z-01-08; Ranches At Riverview – Rob Merrill Application to rezone (zoning amendment) approximately 26.32 acres generally located North of Hollywood Road and West of Copper Canyon I subdivision at 1380 E. Hollywood Road.; in that part of the West 1/2 of Section 9, Township 7 South, Range 26 East of the Gila and Salt River Base and Meridian, Graham County, Arizona. (Graham County Parcel No. 102-29-010C). The applicant is requesting a rezoning from a PUD (Planned Unit Development) to a MHD (Mobile Home

Development District) for the purpose of developing a manufactured home community built on permanent foundations.

Mr. Stasiak stated that Mr. Merrill has come before the Commission with another plan for his property. He explained that the front half of the property had been approved in 2007 by the Commission and by the Council to rezone from Agricultural to a PUD. He stated that the back half was in a flood plain. He pointed out on the map the 26.32 acres that Mr. Merrill wished to rezone to a MHD and said that these will be permanent dwellings on permanent foundations. He stated that the County and the Water District had come to an agreement on the easement for the Stockton Wash that the property butts up to. He added that this zoning is continuous to an existing mobile home park. Mr. Stasiak stated that a six foot width will be added to Hollywood Road and the bridge over the Stockton Wash will be rebuilt. He added that once the Council goes forward with transportation impact fees they will be collected for the improvement of the road. He assured the Commission that Hollywood Road and the traffic signal at Hollywood Road and Highway 70 are the number one and two priorities for new projects.

Chairman Tuttle inquired what the zoning on the parcel east of this property was. (AR-Agricultural).

Commissioner Cunningham asked if it was called a Mobile Home Park or a Manufactured Home Park and how Copper Canyon feels about the plan. Mr. Merrill stated that it will be a Manufactured Home Park and that Copper Canyon will be rezoning a portion of their own property for apartments so the two should work well together. Commissioner Cunningham asked how many lots are platted (121 lots).

Commissioner Moser expressed concern with the flood plain and asked how far from the cut bank the property was. Mr. Merrill stated it was about half way up from it on an upper bench and pointed out the property on the map.

Chairman Tuttle asked why the shift from a PUD zoning. Mr. Merrill stated that when they rezoned to a PUD it was in the middle of the growth spurt and the focus was on single family homes. He explained that he has been approached by three different groups interested in developing a manufactured home park. Chairman Tuttle stated that it will be an advantage for many people in the community as far as being affordable. Mr. Merrill stated it is a good location and that the roads will be dedicated with curb, gutter and sidewalks. Commissioner Moser asked if Mr. Merrill will put in the infrastructure and he stated that has not been decided yet.

Commissioner Cunningham asked if the group Mr. Merrill is working with will be financially able to put in the development (yes).

Mr. Stasiak stated that the mobile home subdivision will look similar to a housing subdivision with all of the required ordinances. Mr. Merrill stated that all of the foundations and homes will be at ground level.

Commissioner Cunningham asked how big the lots were (5000 square feet).

It was moved by Commissioner Hoopes, seconded by Vice Chair Fowler, and carried unanimously (6-1 absent) to approve the application to rezone (zoning amendment) approximately 26.32 acres generally located North of Hollywood Road and West of Copper Canyon I subdivision at 1380 E. Hollywood Road.; in that part of the West 1/2 of Section 9, Township 7 South, Range 26 East of the Gila and Salt River Base and Meridian, Graham County, Arizona. (Graham County Parcel No. 102-29-010C). The applicant is requesting a rezoning from a PUD (Planned Unit Development) to a MHD (Mobile Home Development District) for the purpose of developing a manufactured home community built on permanent foundations.

MOTION APPROVED

5.2 Project Updates:

Mr. Stasiak presented the following updates:

- At the next meeting he will present a new Economic Development portfolio that will be used as a marketing tool.
- There are two annexations being planned; the first is off of Discovery Park Blvd which is west of the Empire South West property for a Manufactured Home Park which will go before the County for approval along with the Empire South West property. The second annexation will be the Welker Farm which has been purchased by Langley Development. He stated this will be a master planned community that will have a mixed use building ordinance to allow for flexibility. He stated everything north of Relation Street to the highway will be annexed as industrial property. He explained it will be good for the community as interested parties can purchase property instead of leasing from the City. He added that Langley is currently working on ingress/egress with ADOT and with Eastern Arizona Railroad for the crossing. He said they are also working with the Arizona Department of Commerce for a grant.
- The City is currently working with a company called Affinity Affordable Solutions to help with down payments and closing costs for existing homes in the community. He explained that it would be a loan of up to \$10,000 for closing costs that would be forgiven over a period of time as the tenant lives in the home. He added that Affinity would set up a non-profit office to be located in the community to meet with

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interested parties. Vice Chair Fowler asked if Affinity will be an agent and not actually give the loan, but handle the grant money (yes).

- The Council has approved the Mt. Graham Motor Cross Park which is being constructed in the Dry Lake Park area. He added that it was approved for City employees to help with the project but they have been too busy so Langley is in the process of taking over and building the 1-1/4 mile track. He explained that much of the dirt for the project was coming out of the Dry Lake Reservoir bed and that a group of people were interested in flooding the Reservoir to produce a non-motorized lake that would be stocked with fish. He stated that both of these projects would bring visitors to the community for recreational purposes. Commissioner Hoopes asked if the City owned the property (yes), but it will be run by the Mt. Graham Motor Cross Association.

6. **CALL TO THE PUBLIC:** None
7. **NEXT SCHEDULED MEETING:** February 28, 2008
8. **ANNOUNCEMENTS:** None
9. **ADJOURN:** The meeting adjourned at 6:10 p.m.

APPROVED:

Ray Tuttle, Chairman
Planning and Zoning Commission

ATTEST:

Sandy Findley, Administrative Assistant