

**CITY OF SAFFORD
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, JANUARY 8, 2009 – 5:30 P.M.
CITY OF SAFFORD ANNEX COMMUNITY ROOM
808 8TH 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: Patricia Cervantez, Gherald Hoopes, Dalton Overstreet; and E.C. “Buff” Cunningham.

MEMBERS ABSENT: Commissioner Jim Moser (out of town).

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

VISITORS: None

3. **PUBLIC COMMENT ON AGENDA:** None

4. **MINUTES:** Review and approval of minutes of the December 11, 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 December 11, 2008.

MOTION APPROVED

5. **DEVELOPMENT REVIEW COMMITTEE MINUTES:** There were no comments to the minutes of the January 5, 2009 Development Review Committee Meeting.

6. PLANNING AND ZONING CASES:

6.1 Case Z-21-08; Mount Graham Regional Medical Center Parcel: Application to request a permanence of zoning of C-3 on the corner of 20th Avenue and Relation Street; parcels 104-37-001a and 104-37-022. In 2005 the properties were rezoned from R1-10 to C-3 for the intention of utilizing the property for the use of medical or professional offices. Several stipulations were placed on the property at that time including: “Access to property be from 20th Avenue” and “If a Site Plan is not approved by the Commission within one year, and a building permit issued, the matter will be brought back to the Commission for a rehearing regarding possible reversion of zoning.” Applicant is requesting to revisit these two stipulations.

Mr. Welker explained that the City has been working with the Medical Center to acquire easements from property that they own on 20th Avenue for future street improvements and a traffic light at this intersection. Vice Chair Fowler asked if a date had been scheduled for the traffic light (no).

Mr. Welker stated that the City had received a letter from Roland Knox, VP and COO of the Medical Center accepting an offer from the City to purchase 2,109.31 sq ft of parcel 104-37-001b for the price of \$12,200 with consideration of the following requests:

1. Allow access to the property from Relation Street.
2. Retain the C-3 zoning.
3. Assist Mt. Graham Regional Medical Center in its planning to accommodate a building that may be restricted due to the City’s parking ordinance.

He explained that this property had been rezoned to C-3 (Light Commercial) in 2005 with the following stipulations:

1. The use will be restricted to a medical or professional office.
2. Access to property will be from 20th Avenue.
3. A six foot high masonry screen wall required along the west boundary of the property.
4. If a site plan is not approved by the Commission within one year and a building permit issued, the matter will be brought back to the Commission for a rehearing regarding possible reversion of zoning.
5. The site plan must be approved by the Commission at a public meeting prior to the issuance of any permits; the site plan must make provisions for a sidewalk and landscaping along Relation Street.

Mr. Welker said the Medical Center is requesting that the City allow access off of Relation Street and that the C-3 zoning be made permanent. He explained that an emergency entrance

to the Medical Center was already in place off of 20th Avenue making it impossible for another access entrance to the property as the two driveways would be too close together and it would be too close to Relation Street. He explained that the residents of Relation Street did not want the access off of their street as they felt it would create traffic issues. Mr. Welker stated that staff feels it will be much safer to access from Relation Street and is really the only viable option. He added that a traffic analysis will be required for any future development and a turn lane could be required from that analysis.

Mr. Welker stated that staff recommends the C-3 zoning should be made permanent as it was designated commercial in the 2004 General Plan for the City.

Commissioner Hoopes asked for clarification of permanent zoning. Mr. Welker explained that the current stipulation is if no building plan is issued within a year it would require a rehearing. He added that the Medical Center has no firm date for the future development at this time.

Commissioner Overstreet asked how far the access to the property would be on Relation Street. Mr. Welker stated it would be required as far to the west as possible. Commissioner Overstreet asked if there was development scheduled for the opposite corner and Mr. Stasiak stated that a party has expressed interest in constructing a dental office at that site and that it is also zoned commercial.

Commissioner Hoopes asked if there had been any opposition from the 14th Street residents. Mr. Welker stated there had been no opposition and that all residents within 300' had been sent a certified letter, the property was posted and the ad ran twice in the local newspaper.

Vice Chair Fowler stated that residents had expressed concerned for the safety of school children that walked on Relation Street to board the school bus when the rezone for the property was requested. He asked if landscaping and sidewalks would still be a requirement. Mr. Welker stated that would still be the requirement and that the future site plan would require approval by the Commission.

Chairman Tuttle stated that any entrance off of 20th Avenue should require a right turn only designation.

Commissioner Hoopes asked if the letter that was sent to residents clarified that the rezone will be permanent. Mr. Welker stated that the residents received the same information as the announcement that has been presented to the Commissioners in this meeting, therefore it was well defined. Commissioner Hoopes asked if the Medical Center's agreement to sell the land to the City is contingent upon their requests (yes).

Chairman Tuttle expressed a small concern that the Medical Center did not have a representative at the meeting tonight and over the absence of residents that had protested the rezone before.

Vice Chair Fowler asked about the right of way on the other corners of the property. Mr. Stasiak stated that right of way has been obtained on the northwest corner and that it is not needed on the east side. He said that the southwest corner that is being discussed at this meeting is the only piece that that is needed.

Vice Chair Fowler asked if there will be an entrance from the back of the property and Mr. Welker stated that was probable.

It was moved by Commissioner Overstreet, seconded by Commissioner Hoopes and carried unanimously (6-1 absent) to approve the request of a permanence of zoning of C-3 on the corner of 20th Avenue and Relation Street; parcels 104-37-001a and 104-37-022. In 2005 the properties were rezoned from R1-10 to C-3 for the intention of utilizing the property for the use of medical or professional offices. Several stipulations were placed on the property at that time including: "Access to property be from 20th Avenue" and "If a Site Plan is not approved by the Commission within one year, and a building permit issued, the matter will be brought back to the Commission for a rehearing regarding possible reversion of zoning." Applicant is requesting to revisit these two stipulations.

MOTION APPROVED

6.2 Project Updates:

Mr. Welker updated the following projects:

- Mr. Welker explained that a grant had been received from the USDA for the downtown bump out project for \$197,000 and that the City has allocated another \$130,000. He referred to a map to show where trees, benches, trash cans and potted plants will be placed. He explained that the bump outs will be on the intersections of Central, 5th, 6th, 7th and 8th Avenues and that the grant is a Rural Business Enterprise Grant for beautification and promotion of downtown businesses. He added that façade grants are available through City and Downtown Association funds and that eight have been awarded to date. He stated that the bump out project is still in the design stage and once completed will be submitted to USDA and if approved groundbreaking should begin around the first of February 2009.
- Staff has met with the contractor for the Hampton Inn and revised plans are forthcoming.
- The permit for the septic for the Copper Steer Restaurant has been received which will be in place for approximately two years and then they will be put on the City sewer system. The restaurant should open mid February 2009.
- The Black Hills Townhomes are progressing and more information regarding the project should be available in 30 to 45 days.
- The Stone Willow mobile home subdivision is progressing.

7. **CALL TO THE PUBLIC:** None
8. **NEXT SCHEDULED MEETING:** January 22, 2009
9. **ANNOUNCEMENTS:** Mr. Stasiak announced that his Assistant Sandy Findley has accepted another position as the Executive Secretary to the City Manager and that this will be her last meeting.
10. **ADJOURN:** The meeting adjourned at 6:06 p.m.

APPROVED:

Ray Tuttle, Chairman
Planning and Zoning Commission

ATTEST:

Sandy Findley, Administrative Assistant