



PLANNING AND ZONING COMMISSION MEETING

LIBRARY PROGRAM ROOM
808 SOUTH 7th AVENUE, SAFFORD, AZ
THURSDAY, JANUARY 16, 2020
5:30 PM

MINUTE RECORD

COMMISSIONERS PRESENT: Tracey O'Donnal, Chairperson; John Q. Figueroa, Commissioner; Jerry Hancock, Commissioner; James F. Moser, Commissioner; Ed Ragland, Commissioner

COMMISSIONERS ABSENT: Diane Junion, Vice-Chair; E.C. "Buff" Cunningham III, Commissioner

STAFF PRESENT: Susan Anderson, Planning & Community Development Director; Amber Hogle, Administrative Events Liaison; Matt Platt, IT Specialist

OTHERS PRESENT: Melanie Rios, Daniel Christman, Steve Curtis

1. **WELCOME AND CALL TO ORDER:** Chairperson O'Donnal called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** All Commissioners were present except for Vice-Chair Junion and Commissioner Cunningham.
3. **PUBLIC COMMENT ON AGENDA:** None
4. **MINUTES:** It was motioned by Commissioner Hancock, seconded by Commissioner Ragland and carried unanimously to approve minutes of the December 19, 2019 Planning and Zoning Commission Meeting. **MOTION ADOPTED**
5. **STAFF PRESENTATION:** The Planning and Community Development Director reviewed rezone request # Z-06-19 to rezone 1024 S 1st Avenue from C-2 Highway Commercial to R-2 Multi-Family Residential located on Graham County Parcel # 101-04-018.

Ms. Anderson gave an overview of the request as follows:

BACKGROUND: The applicant is requesting to rezone the property from C-2 Highway Commercial District to R-2 Multiple – Family Residential District. The purpose of the R-2 Multiple – Family Residential District is to “provide for suitable and appropriate multifamily housing in locations

which are suitable and appropriate.” The R-2 minimum lot size is 6,000 square feet and the minimum lot width is 60 feet. The 21,225 square foot property, which measures 150 feet by 141.5 feet, meets both of these R-2 requirements. Listed below are the permitted uses in the R-2 District.

GENERAL PLAN: *Zoning Ordinance Section 17.20.020 D states that “all amendments to this title shall be made in accordance with the General Plan. It is public policy that this title shall not be amended unless it can be shown that the changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this title.”*

The purpose of the Zoning Ordinance is to “promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development within the city in accordance with the general plan...”

Goal #5 of the General Plan Land Use and Character Area Element states “allow sufficient land for future growth in an efficient and sustainable manner” and Policy #1 states “encourage higher residential densities along major transportation corridors with appropriate transitions to adjacent / established lower density neighborhoods.”

Goal #14 of the General Plan Land Use and Character Area Element states “support infill, land uses, strategies, and programs that enhance Safford’s existing neighborhoods and increase the quality of life of Safford’s residents.”

RECOMMENDATION: *Staff is recommending that the rezone request be recommended for approval by the City Council for the following reasons:*

- 1. The rezone request is in conformance with the General Plan.*
- 2. The property is currently in residential use and the property owner is limited on the extent of possible improvements due to the fact that the residential building is considered a nonconforming structure in the C-2 Highway Commercial District. Nonconforming structures shall not be increased or expanded.*
- 3. The rezone is compatible with the adjacent property to the west which is zoned R-2 Multiple – Family Residential District and is currently used as multifamily housing.*

Commissioner Ragland asked if the applicant had a plan for what they want to do on the property? Melanie Rios, speaking on behalf of her father, stated they plan to tear down his deteriorating house and rebuild a home for him, with an additional house (approximately 1,780 sq ft) for her family next to his, along with a pull in driveway.

Commissioner Ragland feels that meets the criteria; Chairperson O’Donnal and Commissioner Hancock stated their agreement.

6. **PUBLIC HEARING:** Chairperson O’Donnal closed the regular meeting and opened a Public Hearing to hear comments from the public regarding the rezone application.

6.1 **PUBLIC COMMENTS:** None

6.2 **CLOSE PUBLIC HEARING:** It was motioned by Commissioner Ragland, seconded by Commissioner Hancock, and carried unanimously to close the public hearing and enter into regular session. **MOTION ADOPTED**

7. **REZONE DISCUSSION AND ACTION BY THE PLANNING AND ZONING COMMISSION:** There was no further discussion regarding the rezone application.

Commissioner Ragland made a motion, seconded by Commissioner Hancock and carried unanimously to recommend City Council rezone 1024 S 1st Avenue from C-2 Highway Commercial to R-2 Multi-Family Residential located on Graham County Parcel # 101-04-018.

MOTION ADOPTED

8. **PROJECT UPDATES AND ANNOUNCEMENTS:**

There is pavement being laid at the Mt Graham Shopping Center. The Jack in the Box permit has been approved and is awaiting pick-up.

City Council approved the text amendments for the shelter facility, set back reduction, and large and small animal clinics. Commissioner Hancock inquired if the disgruntled customer was still in the picture? Ms. Anderson replied there has been email exchanges as of this last Monday afternoon. Ms. Anderson added she will send a notice to the property owners once final Council reading of ordinance notifying them of the changes to their properties.

Commissioner Hancock inquired about the anticipated construction of widening 20th Avenue? Ms. Anderson replied the City Engineer is heading up that project and is not for certain, but it will possibly be happening in 2021.

9. **CALL TO THE PUBLIC – NON-AGENDA ITEMS:** None

10. **NEXT SCHEDULED MEETING:** February 6, 2020

11. **ADJOURN:** It was motioned by Commissioner Figueroa, seconded by Commissioner Ragland and carried unanimously to adjourn the meeting at 5:48 p.m. **MOTION ADOPTED**

APPROVED:

Tracey O'Donnal, Chairperson
Planning & Zoning Commission

ATTEST:

Amber Hogle, CMC, Administrative Events Liaison
Planning & Community Development

STATE OF ARIZONA)
) ss
County of Graham)

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the Meeting of the Safford Planning & Zoning Commission, located in Safford, Graham County, Arizona, held Thursday, January 16, 2020, and approved at a Planning & Zoning Commission Meeting on February 6, 2020. I further certify the meeting was duly called, held and that a quorum was present.

Date

Amber Hogle, CMC, Administrative Events Liaison