



PLANNING AND ZONING COMMISSION MEETING

LIBRARY PROGRAM ROOM
808 SOUTH 7th AVENUE, SAFFORD, AZ
THURSDAY, MARCH 19, 2020
5:30 PM

MINUTE RECORD

COMMISSIONERS PRESENT: Diane Junion, Vice-Chair; Jerry Hancock, Commissioner; James F. Moser, Commissioner; Ed Ragland, Commissioner

COMMISSIONER PRESENT BY PHONE: Tracey O’Donnal, Chairperson; John Q. Figueroa, Commissioner

COMMISSIONERS ABSENT: 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: None

- WELCOME AND CALL TO ORDER:** The meeting was called to order at 5:32 p.m. Chairperson O’Donnal turned the meeting over to Vice-Chair Junion to chair since she could not be there in person. Vice-Chair Junion asked Commissioners in attendance to be aware of the two Commissioners present on the phone so that everyone would receive a chance to speak. A conference call option was made available to the Commissioners and public due to the nation’s current COVID-19 outbreak.
- ROLL CALL:** Vice-Chair Junion announced those in attendance in person, and noted Commissioner Cunningham was absent. Chairperson O’Donnal and Commissioner Figueroa joined the meeting via conference call.
- PUBLIC COMMENT ON AGENDA:** None
- MINUTES:** It was motioned by Commissioner Hancock, seconded by Commissioner Ragland and carried unanimously to approve minutes of the February 6, 2020 Planning and Zoning Commission Meeting. **MOTION ADOPTED**

5. **STAFF PRESENTATION:** Ms. Anderson reminded the Commission this item is a continuation of the public hearing from the February 6, 2020 meeting per the Commission’s request of Ms. Anderson to research and bring back other options relating to a text amendment of Chapter 17.52 – C-2 Highway Commercial, Section 17.52.020, adding single family residences to the C-2 district. Currently, single family residences are only allowed if located on the second story of a commercial building. There are several residences within the district that are considered legal non-conforming, however they are restricted to making improvements to their property currently. This text amendment is a way to help them be able to make improvements.

Commissioner Moser believes there is state legislation that lets the property owners increase their footprint by fifty percent. Ms. Anderson is not aware of the legislation but can look in to and bring back to the next meeting if the Commission would like continue the public hearing again. Commissioner Moser said he did not want to postpone this item again. Ms. Anderson said she will check in to the legislation and bring back to the Commission’s next meeting on expanding nonconforming uses as applies to cities and towns.

Ms. Anderson explained staff’s recommendation is to amend *Section 17.52.030 (D) Nonconforming residences shall comply with R-2 requirements. Nonconforming single-family dwellings, uses, and accessory buildings shall be allowed to be increased or expanded provided that the R-2 Multiple-Family Residential District requirements pertaining to setbacks, maximum lot coverage, building height in feet and building height in stories are followed.* This will allow existing single family residences to expand. Staff is also proposing a housekeeping amendment to this section to alphabetize existing uses to make the code easier to navigate.

Chairperson O’Donnal wished to confirm this would allow existing homes to expand, however would it prevent new residences from coming in to the district? Ms. Anderson confirmed it would with the exception of residential only being allowed on the second story of a commercial building which was already existing in the code.

Commissioner Hancock inquired why it would be a problem if new owners had a single family dwelling on their property? Chairperson O’Donnal said she had brought up her concerns on that at the last meeting due to the safety of residences being located on Highway 191. In addition, she stated commercial zoning wants to get highest and best use out of their property. She added the city would benefit more if commercial properties have commercial buildings on those parcels (higher taxes). She also feels it opens up potential problems when someone wants to open a big commercial building next to a residence 10 years down the road.

6. **PUBLIC HEARING:** Vice-Chair Junion closed the regular meeting and opened a Public Hearing to hear comments from the public relating to a text amendment of Chapter 17.52 – C-2 Highway Commercial District, Section 17-52.020 – Use requirements - Permitted Uses.

6.1 **PUBLIC COMMENTS:** None in audience or by phone

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

7. **TEXT AMENDMENT DISCUSSION AND ACTION BY THE PLANNING AND ZONING COMMISSION:**

Vice-Chair Junion asked if there was any further comments from members of the Commission regarding the request to amend the City of Safford Zoning Ordinance Chapter 17.52 – C-2 Highway Commercial District, Section 17-52.020 – Use requirements - Permitted Uses relating to single family uses.? No

It was motioned by Commissioner Hancock, seconded by Commissioner Ragland, and carried unanimously to recommend amending Section 17.52.030 (D) to read *Nonconforming single-family dwellings, uses, and accessory buildings shall be allowed to be increased or expanded provided that the R-2 Multiple-Family Residential District requirements pertaining to setbacks, maximum lot coverage, building height in feet and building height in stories are followed;* and to alphabetize existing uses. **MOTION ADOPTED**

8. **STAFF PRESENTATION:** Ms. Anderson received a text amendment from Safford Builders Supply requesting to add warehouse to the C-1 General Commercial District. Ms. Anderson explained warehouse uses are currently a permitted use in the C-2 Highway Commercial District, IND-1 Light Industrial District and the IND-2 Heavy Industrial District. The C-2 District is located along the major highways including US HWY 191/ South 1st Avenue, and, US HWY 70 / Thatcher Boulevard. The IND-1 Industrial District is located adjacent to the C-1 General Commercial District to the south of South 8th Street with other locations including the cemetery and along South 4th Street near Entertainment Avenue. There are currently no properties zoned IND-2 in Safford. A warehouse in the C-1 District is currently considered a nonconforming use. Ms. Anderson feels this text amendment may help other commercial properties with similar warehouses in the C-1 District. This item also includes a housekeeping measure to alphabetize existing uses in this section.

Ms. Anderson read a letter received from Randa Owens McKinney who was not able to be in attendance, attached.

Commissioner Figueroa inquired which property this is in reference to? Ms. Anderson stated she is not sure, but clarified that this text amendment will apply to all properties located within the C-1 District.

Commissioner Ragland feels this addresses older properties and gives them the same options. Commissioner Hancock agreed.

Chairperson O'Donnal wished to clarify if the property owner tears down the existing warehouse and rebuilds, where will the setbacks and height requirements come from? Ms. Anderson stated the setbacks for the C-1 District are zero for front, side and rear but they will still have to meet the City's building code requirements for setbacks from property lines based on the type of construction.

Commissioner Ragland feels this is a unique area with the railroad tracks running through the area and thinks this will help solve the problem.

9. **PUBLIC HEARING:** Vice-Chair Junion closed the regular meeting and opened a Public Hearing to hear comments from the public relating to the proposed text amendment from Safford Builders Supply Company requesting to add warehouse as a permitted use to the C-1 General Commercial District.

- 9.1 **PUBLIC COMMENTS:** None
- 9.2 **CLOSE PUBLIC HEARING:** It was motioned by Commissioner Moser, seconded by Commissioner Hancock, and carried unanimously to close the public hearing and enter into regular session. **MOTION ADOPTED**
10. **TEXT AMENDMENT DISCUSSION AND ACTION BY THE PLANNING AND ZONING COMMISSION:**
 There was no further discussion from the Commission regarding the request to amend the City of Safford Zoning Ordinance Chapter 17.48.020 - Use requirements - Permitted Uses to allow warehouse as a permitted use on any lot or parcel in the C-1 General Commercial District.
- It was motioned by Commissioner Moser, seconded by Vice-Chair Junion, and carried unanimously to recommend the addition of warehouse as a permitted use in the C-1 General Commercial District, as is in line with the City’s General Plan Goal #22 of the Revitalization and Redevelopment section which states to “halt and reverse the deterioration of older residential and commercial areas of the city. Implementation measures for Goal #22 include under (f) to “adopt zoning and building code provisions that support the improvement of older properties.”; and to alphabetize the existing uses. **MOTION ADOPTED**
11. **PROJECT UPDATES AND ANNOUNCEMENTS:**
 The Mt Graham Medical Center started the new 26,000 sq. ft. medical office building. Jack in the Box is at drywall stage, the Mt Graham Shopping Center improvements are underway for Harbor Freight and the free-standing directory sign is up.
12. **CALL TO THE PUBLIC – NON-AGENDA ITEMS:** none
13. **NEXT SCHEDULED MEETING:** Ms. Anderson stated there is currently nothing for next month.
14. **ADJOURN:** It was motioned by Commissioner Ragland, seconded by Commissioner Hancock and carried unanimously to adjourn the meeting at 6:06 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, March 19, 2020, and approved at a Planning & Zoning Commission Meeting on June 18, 2020. I further certify the meeting was duly called, held and that a quorum was present.

Date

Amber Hogle, CMC, Administrative Events Liaison

I apologize for not being available for the Planning and Zoning meeting. My son's wedding took priority over this meeting, sorry.

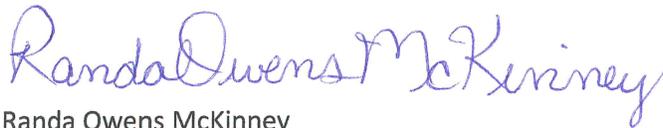
Safford Builders Supply began on April 6, 1938 at the location we are discussing in the 400 block of Seventh Street. The business was on the West side, while the East side was used as a warehouse and storage for building materials. The business moved to its current location in 1948 and that same building has been used as a warehouse since that time. (FYI – SAFFORD LIVERY AND AUTO is painted high on the interior wall which helps identify the time line.)

We are hoping to remove the current building which is well over a hundred years old and to replace it with a steel building to be used as a warehouse. This would also enlarge the footprint as we hope to use all of the available lot.

The area around this building currently has several warehouses already in use. We are requesting "warehouse" as a permitted use for this property. We feel it would be a visual improvement to the downtown area.

Thank you for your consideration of this matter.

Sincerely,



Randa Owens McKinney
Safford Builders Supply