

**CITY OF SAFFORD  
PLANNING & ZONING COMMISSION MEETING  
THURSDAY, FEBRUARY 23, 2012 – 5:30 P.M.  
CITY HALL PHELPS DODGE LIBRARY ROOM  
MINUTES**

“The mission of the City to make Safford a great place to live, work and visit”

1. **CALL TO ORDER:** Chairman Tuttle called the meeting to order at 5:32p.m.

2. **ROLL CALL:**

**MEMBERS PRESENT:** Dr. Ray Tuttle, Chairman; Gene Fowler, Vice-Chairman; Commission Members Diane Junion and Jim Moser.

**ABSENT:** Commissioners Gherald Hoopes, E.C. “Buff” Cunningham, and Dalton Overstreet.

**CITY STAFF PRESENT:** Dustin Welker, City Planner and Downtown Manager, and Brenda Blake, Administrative Assistant; Tom James and Mario Pedregon, IT Dept. (The IT staff members left shortly after the meeting began.)

**VISITORS:** None

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

4. **MINUTES:** Commissioner Junion noted that Nicole Lunt was present for the last meeting because she addressed the board; however, she did not appear listed as “present”. Chairman Tuttle motioned to make the change and to accept the August 25, 2011 minutes. Seconded by Commissioner Junion.

**MOTION APPROVED**

5. **DEVELOPMENT REVIEW COMMITTEE MINUTES:** Chairman Tuttle indicated there was no action necessary on the minutes.

6. **PLANNING AND ZONING COMMISSION:**

**Case Z-01-12 Kim Stephens Conditional Use Permit:** Mr. Welker presented the background information and said when he visited with Ms. Stephens he recommended that she talk to her neighbors. He reported that shortly after we sent out letters we received some complaints. Yesterday Ms. Stephens informed us

that she found some commercially zoned property and is working with Joe Dominguez to convert it to use for her grooming business. After that, Mr. Welker received a letter from an attorney by the name of Mr. Walker requesting that the commission make a recommendation to the council to deny the CUP with signatures attached from several neighbors. At this time the request has officially been rescinded by Ms. Stephens. She will provide a letter to this effect on Monday for the file.

**Zoning Ordinance Amendment Updates:** Mr. Welker gave an update, that the City of Safford has contracted the services of Richard Turner a retired community development director. He has reviewed our changes to Chapter 16 and thought we'd done a good job. He is going through Chapter 17 and taking a good look at our PUD standards.

7. **PLANNING AND ZONING SCHEDULE:** The general opinion was that most conflicts that arise fall on the first meeting of the month. Commissioner Fowler made the motion to set the Planning and Zoning Commission Meetings for the fourth Thursday of the month as needed. Seconded by Commissioner Junion.

#### **MOTION CARRIED**

8. **PROJECT UPDATES:** Mr. Welker reported:

Ace was awarded the Façade Grant this year and that work has begun. The City is working on sidewalks to the north of the building.

Mt. Graham Shopping center has submitted plans to redo the entire parking structure with islands in the center, more lighting and landscaping; and the parking area will finally drain properly.

Mr. Welker shared housing numbers from last year's Building Permit Reports and gave a year-to-date for 2012. Along with this report he gave an update of subdivisions for the number of building permits issued and the number of those that have received C of O's (certificate of occupancy).

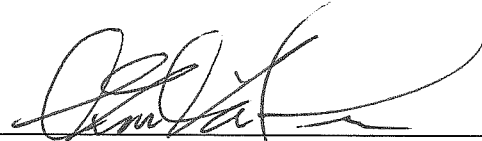
Carl Jr's has submitted plans which include a 3,000 sq. ft. building adjacent to them for future retail.

9. **CALL TO THE PUBLIC:** None
10. **ANNOUNCEMENTS:** Chairman Tuttle announced that he was resigning due to a recent move. He suggested that they consider elections for a new chairman and a replacement as well. He provided a letter of resignation for Mr. Welker and the council. Mr. Welker thanked him for his service and invited him to the Council meeting on March 12<sup>th</sup> to recognize him for his work and service. Commissioners are appointed by the Mayor and subject to approval by the Council.

11. NEXT SCHEDULED MEETING: TBA

12. ADJOURNED about 5:58p.m.

APPROVED: *April 26, 2012*



Gene Fowler, Vice-Chairman  
Planning and Zoning Commission

ATTEST:



Brenda Blake, Administrative Assistant