

CITY OF SAFFORD
PLANNING & ZONING COMMISSION MEETING
THURSDAY, FEBRUARY 3, 2011 – 5:30 P.M.
CITY ANNEX COMMUNITY ROOM
MINUTES

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

1. **CALL TO ORDER:** Chairman Ray 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: Gherald Hoopes, Jr., Diane Junion, and Dalton Overstreet.

ABSENT: Commissioner “Buff Cunningham, and James Moser.

CITY STAFF PRESENT: Dustin Welker, City Planner and Downtown Manager, and Brenda Blake, Administrative Assistant.

VISITORS: Brent McEuen, and Coree Junion

3. **PUBLIC COMMENT ON AGENDA:** None
4. **MINUTES:** Vice-Chairman Fowler made a motion to approve the January 13th P&Z Minutes as presented. Seconded by Commissioner Dalton Overstreet.

MOTION APPROVED

5. **PLANNING & ZONING COMMISSION:**

Medical Marijuana Draft Ordinance was revised to reflect the changes from the last meeting reducing the distances to 250 ft. as the buffer zone, with the exception of a treatment center.

Chairman Tuttle stated that in his review of the Arizona Statute he noted that there is a 500 ft. limit for Schools (public or private). He said we need to be careful we cannot violate the State’s Statute in our Ordinance.

Mr. Welker thanked Chairman Tuttle for bringing that to his attention, and said we will have to make that revision. Mr. Welker said we could follow the state in the 500 ft. for public and private school and leave the others at 250 ft.

Chairman Tuttle stated that through the rule making process a lot will be covered. Example in the definition an enclosed facility for cultivation clearly defined a building, wherein the cultivation site cannot be viewed from outside.

Mr. Welker noted the changes in the Draft were the time of business hours for the dispensary under letter C to extend the hours from 5 p.m. to 6 p.m., and also added under letter D no products or materials, other than medical marijuana related goods or products, shall be sold or produced on-site.

Mr. Welker shared that City Attorney Bill Sims was here on the 24th to visit with the Council about the Ordinance. He emphasized that the City needed to establish reasonable zoning. We believe in looking at our map we can do that. It was Council's recommendation that the Draft come back to the commission for a final recommendation.

There was some discussion and it was noted that the State Health Dept. is getting closer to completing the law making process.

Commissioner Overstreet asked if we have had any inquiries for dispensaries; Mr. Welker stated he has had several, 4+.

Commissioner Overstreet moved that we recommend the City Draft Exhibit A to be adopted, with the change for the school zone per Proposition 203. Second by Vice-Chairman Fowler. No further discussion.

MOTION CARRIED

6. BRIEF OVERVIEW OF LOT SPLITS

Mr. Welker introduced the item, and shared that Mr. Brent McEuen is the developer of Burrell Estates, he's followed our guidelines and the development is progressing. What he was left with is 3 parcels equaling 2-3 acres (zoned R1-6). He has had someone approach him to purchase some of the property but they want A-R zoning to be able to have horses. The party wants to buy about 1.6 acres and then split it themselves. Mr. Welker believed that it is in the legal limits but in some gray area.

It was acknowledged that the property was close to A-R land by the church as well as close to Mr. Bermudez' property.

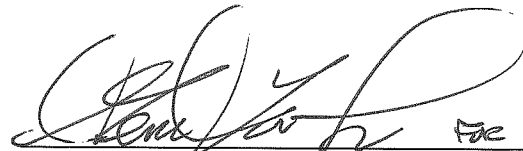
Chairman Tuttle believed a change may be problematic. Vice-Chairman Fowler agreed, and believed that Mr. Burmedez had tried to rezone his property from A-R to R-2 and never got anything approved by the commission.

Mr. McEuen asked if he could say something and was given the opportunity. He was aware that the process for a zoning change involved notification to the surrounding neighbors and public awareness through our meetings; he was hoping that if none of the neighbors were against it the commissioners would give it serious consideration being the surrounding property was Agricultural (and there are only about 5 neighbors).

Chairman Tuttle noted Mr. McEuen has a valid point in the process. Commissioner Overstreet said he didn't see a problem to bring it forward. Mr. McEuen said he would begin the application process with Mr. Welker.

7. CALL TO THE PUBLIC: None
8. ANNOUNCEMENTS: None
9. NEXT SCHEDULED MEETING: TBA
10. ADJOURNED: Meeting adjourned at 6:26 p.m.

APPROVED: *March 10, 2011*


Ray Tuttle, Chairman
Planning and Zoning Commission

FOR RAY TUTTLE

ATTEST:


Brenda Blake, Administrative Assistant