

CITY OF SAFFORD

PLANNING & ZONING COMMISSION MEETING

THURSDAY, May 22, 2014 – 5:30 P.M.

LIBRARY PROGRAM ROOM, CITY LIBRARY

MINUTES

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

1. **CALL TO ORDER:** Chairman Fowler called the meeting to order at 5:31 p.m. and established a quorum was present.

2. **ROLL CALL:**

MEMBERS PRESENT: Gene Fowler, Chairman; Commissioners: E.C. “Buff” Cunningham III; John Figueroa; and Tracey O’Donnal.

ABSENT: Vice-Chairman Diane Junion; Commissioner James Moser and Boyce McBride.

CITY STAFF PRESENT: Dustin Welker, Planning & Community Development Director, and Brenda Blake, Administrative Assistant; and Dale Clark, IT Dept.

OTHERS PRESENT: Connie and Albert Encinas, Rachel Pollack, Rosanne Ry and Jim Howes.

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

4. **MINUTES:** Commissioner O’Donnal made the motion to accept the April 17, 2014 minutes as presented. Seconded by Commissioner Cunningham.

MOTION APPROVED

5. **PUBLIC HEARING:**

Chairman Fowler Opened the Public Hearing portion of the agenda and read the petition requesting a rezone from R-2 (Multi-Family Residential) to C-MH (Conventional and Manufactured Home) on Graham County Parcel #101-09-057, 613 16th Street, Safford, AZ 85546.

Open for Public Comments: None.

Mr. Welker explained that this rezone request is very similar to the Bejarano one that was done not very long ago. His report included some background on the property and shared that there is an old house on the property that has been empty for some time. There is another structure on the property. There was a property split, creating a new parcel and the only access the back property has had is from the alleyway. The situation we find here was before our land split affidavits--that is now in place; with that, part of the project will be sort of a "clean-up" for the access. Property owners are present; the intent is to bring down the old house and place a manufactured home with easement to 16th St. for access to the property. The property is zoned R-2 right now and it is in alignment with our code (General Plan of 2004) for future zoning to go to C-MH.

A neighborhood meeting was held with two present with questions on the property being rental property or owner occupied. Mr. Montoya's intent is not to rent it but to place a home there for new buyers. Commissioner O'Donnal stated that she would like to see the easement recorded and on record. There was some discussion and several questions that the commission would like to have answers to but Brian Montoya was not present for the meeting. The lot width is 50' and Montoya has been told that he had to meet minimum requirements setbacks per code. Chairman Fowler said there is opportunity to set some restrictions and guidelines for future construction, which he felt was always good looking forward to include safety measures.

Commissioner O'Donnal made the motion to recommend approving Case#Z-03-14 zoning request from R-2 to C-MH for parcel #101-09-057, with easement running North to South from 16th St. - giving legal access for ingress and egress to the parcel on the east side of the lot, that the manufactured home be set on a permanent foundation with a requirement that the home be set 10 ft. from the property line and/or existing structure. Seconded by Commissioner Figueroa.

MOTION APPROVED

6. PROJECT UPDATES:

Mayor Gibbs recommended and the Council appoint Boyce McBride to the P&Z Commission.

The property east of the Mount Graham Shopping Center was annexed and rezoned to light industrial for FedEx. They are looking to build a 12-13,000 sq. ft. structure and half a street (31 ft. width) for 1st St. with pavement and curbing. (Utilities were set up perfectly in the area for future development.)

Mr. Welker reported that he recently received Preliminary Site Plans from Dr. Skinner to construct a Dentistry Office of 3,000 sq. ft., plus additional office space on the NE corner of 20th Ave. and 8th St. Wal-Mart owned the property and integrated the drainage. (It will be nice to have Class A office space --that we have lacked in Safford.)

The Bejarano - Bingham St. rezone was approved and the house has been demolished and the manufactured home set.

Stone Willow off of 14th Ave. will have some conventional homes going in soon.

Providence Homes pulled two more permits for Copper Canyon this month.

The Safford David Funeral Home on Relation St. will be converted to 10 apartments (a full remodel will take place; no rezone necessary.)

7. **CALL TO THE PUBLIC:** None
8. **ANNOUNCEMENTS:** None
9. **NEXT SCHEDULED MEETING:** TBA
10. Commissioner Figueroa motioned to adjourn the meeting.
Seconded by Commissioner Tracey O'Donnal.

MEETING ADJOURNED at 6:25p.m.

APPROVED:

Gene Fowler, Chairman
Planning & Zoning Commission

ATTEST:

Brenda Blake, Administrative Assistant