



PLANNING AND ZONING COMMISSION MEETING

LIBRARY PROGRAM ROOM
808 S 7th AVENUE, SAFFORD
THURSDAY, SEPTEMBER 22, 2016
5:30 PM

MINUTE RECORD

COMMISSIONERS PRESENT: Gene Fowler, Chairman; John Q. Figueroa, Commissioner; James F. Moser, Commissioner; Tracey O'Donnal, Commissioner

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

STAFF PRESENT: Dustin Welker, Planning & Community Development Director; Amber Hogle, Administrative Assistant; Denver Finch, IT Specialist

OTHERS PRESENT: Kenneth Angle

1. **WELCOME AND CALL TO ORDER:** Chairman Fowler called the meeting to order at 5:34 p.m.
2. **ROLL CALL:** A quorum was established. It was noted Chairman McBride's seat is still vacant. Vice-Chair Junion and Commissioner Cunningham were unable to attend.
3. **PUBLIC COMMENT ON AGENDA:** None
4. **MINUTES:** It was motioned by Commissioner O'Donnal, seconded by Commissioner Moser and carried unanimously to approve minutes of the July 21, 2016 Planning and Zoning Commission Meeting as presented. **MOTION ADOPTED**
5. **PUBLIC HEARING:** It was motioned by Commissioner Figueroa, seconded by Commissioner O'Donnal and carried unanimously to close the Planning & Zoning Commission Meeting and open the Public Hearing to hear comments regarding the Angle Properties Rezone at 5:36 p.m. **MOTION ADOPTED**
 - 5.1 **Case Z-06-16, Zoning Request from R1-6 to C-MH:** An application has been received from Brian Montoya Investments, in conjunction with the property owner Kenneth Angle, to request a rezone of 1320 S Bingham Place, Safford, Arizona (Graham County

parcel number 101-19-118) from R1-6 (Single Family Residential) to C-MH (Conventional and Manufactured Home).

Mr. Welker informed the Commission a neighborhood meeting was held on August 31 and was attended by only one person whom was not in opposition or support of the rezone.

Chairman Fowler asked Mr. Welker to point out which property nearby was zoned similarly two years ago. Mr. Welker pointed out two properties that had been previously rezoned to C-MH in the area.

Mr. Welker stated he had received one letter and one phone call in opposition of the rezone. Mr. Welker read the letter (attached) for the record). The phone call was received from nearby resident Joe Buhr. Mr. Welker requested an official letter stating his opposition from Mr. Buhr since he could not attend the meeting however one was not received prior to the meeting.

Mr. Welker also informed members of the Commission that Mr. Montoya does not want to install a permanent foundation due to financial constraints. The City code does require a permanent foundation unless an exemption is granted. Mr. Welker clarified Kenneth Angle is the property owner and Brian Montoya has an agreement to purchase the property from Mr. Angle contingent upon the rezone.

Chairman Fowler inquired what is generally required for placement of a manufactured home? Mr. Welker replied a permanent foundation and normal zoning codes for setbacks, etc.

Commissioner O'Donnal requested to clarify if a permanent foundation meant tie downs? Mr. Welker replied that a permanent foundation sits on a block wall instead of a metal frame and skirt underneath, which is not considered permanent.

Chairman Fowler requested to close the public hearing and continue this conversation in regular session since no one was present to make further comments during the hearing.

6. **CLOSE PUBLIC HEARING:** It was motioned by Commissioner Figueroa, seconded by Commissioner Moser and carried unanimously to close the public hearing and enter back into regular session at 5:46 p.m. **MOTION ADOPTED**

7. **PLANNING AND ZONING COMMISSION:**

- 7.1 **Case Z-06-16, Angle Properties Rezone:** The Planning & Zoning Commission will review a request to rezone a property located at 1320 S Bingham Place, Safford, Arizona (Parcel #101-19-118) and make a recommendation to the Safford City Council. The rezone is a request from R1-6 (Single Family Residential) to C-MH (Conventional and Manufactured Home).

Chairman Fowler asked to clarify if it is in our code to have a permanent foundation? Mr. Welker replied yes and suggested if the recommendation is in favor of the rezone, then the recommendation from the Commission to the Council should include verbiage for a "yes" or "no" stipulation regarding the permanent foundation since the applicant is specifically requesting to not have a permanent foundation.

Chairman Fowler feels the Commission should stick to precedent as it has been required on all other C-MH rezones. Chairman Fowler added a permanent foundation will protect the value of the home over the years and will not have the issue of deterioration of the skirting.

Commissioner Moser stated he drove by the C-MH property to the north and feels the block underneath the home makes it look similar to the rest of the homes in the area.

Commissioner Figueroa agrees the Commission should stick to the precedent and feels a permanent foundation makes nearby homeowners more accepting of the manufactured home since it is better quality than skirting underneath.

Commissioner O'Donnal stated she always considers the neighboring properties. Commissioner O'Donnal added that she has voted in approval of previous cases similar to this one since they have had other manufactured homes nearby. She further clarified if a case was to come up in the future for a request to place a manufactured home in another area that does not already have manufactured homes, then she may consider to deny it. Commissioner O'Donnal feels this rezone should not change nearby property values very much since there are already other manufactured homes in the area.

Chairman Fowler noted the other properties nearby have followed code and included a block/permanent foundation.

It was motioned by Commissioner Moser, seconded by Commissioner O'Donnal and carried unanimously to make a favorable recommendation to the City Council to approve the zoning change for this property from R1-6 to C-MH with the added stipulation that a permanent foundation with a block stem wall must be used.

MOTION ADOPTED

8. PROJECT UPDATES AND ANNOUNCEMENTS:

Final approval has been given on McDonald's tear down/rebuild plans.

City Council approved annexation and rezone of Circle K property and staff is awaiting final plans for the project.

Mt. Graham shopping center has begun façade remodel; hoping to be complete by Christmas.

Glenn Meadows Park grants have been received from FMI and United Way. Along with City funding, the project may be able to be done entirely in house.

A hearing will be held on October 20, 2016 to hear final comments received during the 60-day review period of the General Plan. Only one comment was received from ADWR. If the hearings go well, the new plan could be adopted by the end of the year. The Safford General Plan will be awarded the "Best Small Community Outreach" on October 27th in Flagstaff by the Arizona Planning Association.

No applications have been received for the Commission vacancy to date.

9. **CALL TO THE PUBLIC:** None

10. **NEXT SCHEDULED MEETING:** October 20, 2016

11. **ADJOURN:** It was motioned by Commissioner Moser, seconded by Commissioner O'Donnal and carried unanimously to adjourn the meeting at 6:08 p.m. **MOTION ADOPTED**

APPROVED:

Gene Fowler, Chairman
Planning & Zoning Commission

ATTEST:

Amber Hogle, CMC, Administrative Assistant
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, September 22, 2016, and approved at a Planning & Zoning Commission Meeting on October 20, 2016. I further certify the meeting was duly called, held and that a quorum was present.

Date:

Amber Hogle, CMC, Administrative Assistant