



PLANNING AND ZONING COMMISSION MEETING

LIBRARY PROGRAM ROOM
808 S 7th AVENUE, SAFFORD
THURSDAY, OCTOBER 20, 2016
5:30 PM

MINUTE RECORD

COMMISSIONERS PRESENT: Gene Fowler, Chairman; Diane Junion, Vice-Chair; E.C. “Buff” Cunningham III, Commissioner John Q. Figueroa, Commissioner; Tracey O’Donnal, Commissioner

COMMISSIONERS ABSENT: James F. Moser, Commissioner

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

OTHERS PRESENT: Maria Masque, The Planning Center

1. **WELCOME AND CALL TO ORDER:** Chairman Fowler called the meeting to order at 5:34 p.m.
2. **ROLL CALL:** Commissioner Moser was not available to attend the meeting. Commissioner Figueroa will be late.
3. **PUBLIC COMMENT ON AGENDA:** None
4. **MINUTES:** It was motioned by Commissioner O’Donnal, seconded by Vice-Chair Junion and carried unanimously to approve minutes of the September 22, 2016 Planning and Zoning Commission Meeting as presented with one change on page 2 (replace “nor” with “not”).

MOTION ADOPTED
5. **PUBLIC HEARING:** Chairman Fowler opened the Public Hearing to hear comments from the public at 5:36 p.m.
 - 5.1 **General Plan:** The City of Safford began the update process for Safford’s General Plan document in 2015. Final comments from the public will be heard prior to giving a recommendation to the Safford City Council.

No one from the public was in attendance; no comments.

6. **CLOSE PUBLIC HEARING:** It was motioned by Vice-Chair Junion, seconded by Commissioner O'Donnal and carried unanimously to close the public hearing and enter back into regular session at 5:36 p.m. **MOTION ADOPTED**

7. **PLANNING AND ZONING COMMISSION:**

- 7.1 **General Plan:** The Planning & Zoning Commission will review and discuss any comments received regarding the General Plan during the 60-day review period and make a recommendation to the Safford City Council regarding adoption of the General Plan.

Mr. Welker stated we are in the final steps of adoption. The 60-day review period has ended and a copy of the draft General Plan was sent to Graham County, Town of Thatcher, SEAGO, Arizona Commerce Authority, Arizona Department of Water Resources, Safford Regional Airport, members of the guidance teams, and was posted on the Safford website and Safford Library for review by the public (per state statute requirements). Only one set of comments was received by the Arizona Department of Water Resources. Mr. Welker invited Maria Masque from The Planning Center to review those comments and revisions.

Ms. Masque reviewed the changes on the attached document presented to the Commission.

It was noted to change “flows to Bonita source” to “flows from Bonita source” on page 9.6 on the attachment.

Chairman Fowler questioned on page 9.7, if the current water reclamation plant is only running at 50% capacity, why would we create a new water reclamation plant? Mr. Welker clarified it should read to “explore the cost effectiveness of developing a potable water treatment plant.”

Chairman Fowler expressed his impression with the comprehensiveness of the whole plan and mentioned winning of the state-wide award on the plan. He thanked Ms. Masque for her presentation.

It was motioned by Vice-Chair Junion, seconded by Commissioner Cunningham and carried unanimously to make a recommendation to the Safford City Council in favor of adopting the General Plan with noted red lined changes from the ADWR, in addition to changing the “to” to “from” on page 9.6, and changing “water reclamation plant” to “potable water reclamation plant” on page 9.7. **MOTION ADOPTED**

8. **PROJECT UPDATES AND ANNOUNCEMENTS:**

Mr. Welker expressed the Council's appreciation of the Commission's thought process of the last manufactured home rezone of not being a blanket policy for all rezones and considering neighbors of properties in question of similar rezones.

Storm update: There are currently 30 plus roofing contractors in town and 7-8 auto repair contractors. The Planning and Community Development Department is working with those businesses in obtaining temporary use permits. In addition, P&CD is checking the Arizona Registrar of Contractor's website for every contractor; some contractors have not had a current Arizona license but most have. There are approximately 2-3,000 roofs being repaired and local contractors could not handle all. Due to the storm, the Building Department has been discussing updating our current building code with the 2012 or 2015 building codes. It has been a need in the past however has not been a priority due to the costs of updating. Updating the building codes helps ensure a good ISO rating. Certain things can be excluded when adopting the codes; which will mean those codes will come before the Commission when changes are ready to be made.

Mt Graham Shopping Center is in full blown construction mode.

McDonald's rebuild to start soon.

Remodel of Channen Day Law Office is done; looks great.

Waiting on plans from Circle K; they are working with ADOT on traffic concerns and with the City to get sewer to property.

Remodels at hospital and on Main street. Remodels have been a lot more active than new builds.

Events: Golf Course Grand Opening tomorrow night; Harvest Festival this Saturday; next month Merry Main Street; and Light Parade in December. The City is stepping up events to invite tourism downtown. More lights will be added during the holiday season all the way downtown along with a Window Decorating Contest for businesses.

Chairman Fowler inquired if there was any action on subdivisions? Mr. Welker replied Copper Canyon has had the most activity; however Stone Willow has had the most recent permits for site built homes. Burrell Estates and Cota Ranch by Dorothy Stinson School is filled up. Chairman Fowler inquired about the townhomes? Mr. Welker will bring a plan to the next meeting on how the lots are set up. Mesa Vista and Tierra Bonita have not been active for a while. There are plenty of lots to fill. If the Lonestar Mine starts booming, we will be prepared for housing.

Commissioner Figueroa asked for the status on the basketball courts since he had noticed they have started tearing up the concrete? Mr. Welker stated the funding is up to \$100,000. Vice-Chair Junion stated the school board approved a grant at their last school board meeting.

Vice-Chair Junion inquired how the county did on the marijuana planning and zoning issue recently and if it would affect Safford? Mr. Welker stated he had not been involved but will find out information.

Vice-Chair Junion expressed her thanks for the flood clean-up efforts. It has helped the community and the community has been helping the city in return. The contractor for the schools has said they enjoy working with the city; they are very helpful when emergency situations have come up.

Vice-Chair Junion also made mention that the Co-op is publicizing the City's events in their magazine as well as in their billing stuffers for November. Mr. Welker expressed his appreciation.

The recent Big Bulk Run the City offered benefited the Planning and Community Development Department on code compliance.

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

10. **NEXT SCHEDULED MEETING:** TBA

11. **ADJOURN:** It was motioned by Commissioner Figueroa, seconded by Commissioner Junion and carried unanimously to adjourn the meeting at 6:14 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, October 20,

Planning & Zoning Commission Minutes

October 20, 2016

Page **5** of **5**

2016, and approved at a Planning & Zoning Commission Meeting on May 11, 2017. I further certify the meeting was duly called, held and that a quorum was present.

Date:

Amber Hogle, CMC, Administrative Assistant