

**City Of Bisbee
Planning and Zoning Commission Meeting
118 Arizona Street
Bisbee, Arizona 85603
October 15th, 2015, @ 6:00 pm**

Agenda

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

6:00 pm Call To Order

Roll Call - Commission Members

	Present	Absent	Excused
Mark Apel - Chair			x
Keith Dennis – Vice Chair			
Judy Anderson			
Noah Suby			
Cynthia Conroy			x
Michael McPartlin			
Paul Enright			
Douglas Dunn – Council Liaison to the Commission			

CALL TO THE PUBLIC – Ask if any member of the public wishes to speak about Planning and Zoning Issues NOT on this agenda.

New Business

1. Public Hearing, to consider the application for Special Use Permit 15-02. This Special Use Permit would allow the commercial use of property zoned R-1. Discussion and Possible Recommendation to the Mayor and City Council

This application is for a Special Use Permit that if granted, would enable the applicant to use her guest house for a take out food business with meals prepared on site
The location for this proposed business is the front residence (Guest House) at 822D Pace Avenue,
This parcel is currently zoned R-1. The parcel ID number is 103-60-128.
All notice requirements have been complied with.

Pursuant to Article 3.2. of the Zoning Code, prior to forwarding its recommendation to the Mayor and City Council, the Planning and Zoning Commission shall hold a Public Hearing relating to this application, for public comment. Upon completion of the Public Hearing the Commission shall transmit a copy of its findings and recommendations to the applicant and to the City Council.

A possible motion: I move that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee approve this application.

2. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Amending Bisbee's Zoning Code appendix so as to Allow Mixed Residential / Commercial Use of Commercially Zoned Property.

The residential use of commercially zoned property is currently not specifically allowed. It was suggested at our July P&Z meeting that this amendment be considered by the Commission.

3. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Another Extension of Zoning Code Article 8.7 Historic District Temporary Exemption

Article 8.7 has expired. The Commission may wish to adopt another temporary exemption for the Bisbee Historic District from Article 8.1 of the Zoning Code, or a permanent exemption.
Article 8 of the Zoning Code is parking and loading regulations.

4. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Changing the outdated reference to the "Uniform Building Code" in the Zoning Code, Article 3.6.1 ,to the currently adopted "International Building Codes".

5. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Adding a Definition To The Zoning Code For Real Estate Sign.

Article 7.2.2.E of the Zoning Code lists real estate and rental signs as exempt from sign permit requirements. This has left a sizable loophole for the installation of permanent signage for vacation rentals. Most vacation rental signage has been in good taste. The Historic District's Design Review Board has expressed dismay at the City's inability to regulate inappropriate rental signs within the Historic District that are incompatible with guidelines for signs in the district. By defining real estate signs as temporary signs, usable for a limited time, the Commission will hopefully enable the D.R.B. to regulate long term real estate signage within the Historic District.

COMMISSIONER COMMENTS:

This regular agenda item was discontinued on the advice of the former City Attorney. Please refrain from any discussion, comments only.

Discussion of items not specifically listed on the agenda is a violation of Arizona Open Meetings Law.

FUTURE AGENDA ITEM SUGGESTIONS (Board members may suggest topics for future meeting agendas, but Board will not here discuss, deliberate or take any action on these topics.)

Adjournment

Individuals with hearing disabilities can contact the City Clerk's Office (520) 432-6012 to request an Assisted Listening Device, at least 24 hours before the meeting.

Anyone needing special accommodation to attend this meeting should contact Joe Ward at (520) 432-6015 at least twenty-four hours before the meeting.

Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office at 118 Arizona St., Bisbee.

Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to enter executive session at any point during this meeting for discussion or consultation for legal advice with its attorney(s), who may appear telephonically.

Jennifer "Ginger" Ryan
822D Pace Avenue (P O Box 703) Bisbee, AZ 85603

September 2, 2015

Dear City of Bisbee:

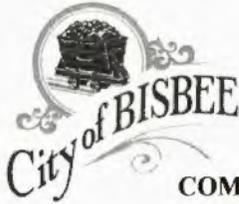
Please accept this letter of intent requesting a Special Use Permit for a commercial business, La Tavola Italiana Express, to be operated from a guest house located at my residence in Old Bisbee.

The intended use is for a "take out" food business that would operate from four (4) to six (6) hours about five (5) days per week. A health department approved kitchen would be established in the guest house with a front counter. There would be no table or chairs for dining. It is expected that five to ten people would frequent the establishment daily. There would be no noise or vibrations above normal neighborhood levels.

Pace Avenue is a "mixed use" street fronting a public park, a public basketball court, a large bed and breakfast (the School House Inn), a vacation rental house and, the closest structure, a house that has been unoccupied for years. There is adequate parking along the street and basketball court as well as on my private property.

Sincerely,


Jennifer "Ginger" Ryan



COMMUNITY DEVELOPMENT
PLANNING & ZONING

PAID

SEP - 2 2015

CITY OF BISBEE

Special Use Permit Application

Applicant Name JENNIFER "CANCER" RYAN
Applicant Mailing Address P O BOX 703 BISBEE AZ 85603
Applicant Phone# 520-432-4447 Cell Phone 520-249-6954
Applicant Email address JENNIFER.LOULSEA.RYAN@9MAIL.COM
Property Owner Name JENNIFER RYAN
Property Owner Mailing Address P O BOX 703 BISBEE AZ 85603
Property Owner Phone# 520-432-4447 Cell Phone 520-249-6954

Property Location/address 822 D PACE AVENUE
Assessor's Parcel # 103-60-127 3 Current Zoning RESIDENTIAL

Applicant's Signature [Signature] Date 9-2-15

Property Owner's Signature [Signature] Date 9-2-15

Filing Fee: \$300.00

Required Items for Submittal

This application must be submitted with the required *non-refundable* filing fee per the City of Bisbee Fee schedule and accompanied by the required documentation listed below.

1. **Letter of intent.** This should include an outline of the intended use including hours of operation, approximate number of customers or clients that will frequent the property. Also include any special tools or machinery that may produce noise or vibration above normal neighborhood levels.

2. **Site plan.** Showing basic overview of property and locations of requested uses.

SEC. 8 NWNW

TN. 23

RG. 24

BOOK 103
MAP 60

7/22

Undesignated Areas with Town site are
Lands held in Trust by the City of
Bisbee per City Atty. 7-31-06 Ref: BK
31 of Deeds Pgs 181-183

MAP 60 10/22

TOMBSTONE CANYON

GARFIELD PARK

PAGE AVENUE

BK 29

N LINE HWY 80 RW

MAP 24/22



SCALE 1"=50'

PT OF BLKS 29 & 31

BISBEE

COCHISE COUNTY ASSESSOR
THIS MAP CREATED AS A MODIFICATION
AND DOES NOT CONSTITUTE A SURVEY

THIS INFORMATION IS FROM
OUR RECORDS SECTION AND
DOES NOT CONSTITUTE A SURVEY

COUNTY ASSESSOR'S MAP

