

**City Of Bisbee
 Planning and Zoning Commission Meeting
 118 Arizona Street
 Bisbee, Arizona 85603
 October 20th, 2016, @ 6:00 pm**

Action Agenda

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

6:00 pm Call To Order By Chair Keith Dennis

Roll Call - Commission Members

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

CALL TO THE PUBLIC – No Member of the public spoke at this opportunity.

**1. Public Hearing, To Consider Rezoning Application 16-01.
 (This Agenda Item Was Tabled On 9/15/2016)**

Discussion and Possible Recommendation to the Mayor and City Council.

Border Cities Land Corporation has applied to rezone two adjacent parcels consisting of the building commonly referred to as the Convention Center at 2 Copper Queen Plaza

and two associated parking lots, one behind the Convention Center and the large one to the east. These two parcels are currently zoned C-1. The Applicant is requesting that the zoning be changed to C-4. The parcel ID numbers are 103-62-416-8 & 103-62-416A. All public notice requirements have been complied with.

Paul Esparza presented the Staff Report.

The Public Hearing was opened, the Applicant, Scott Ries declined the opportunity to address the Commission at this time.

The public was invited to give their comments regarding the proposed re-zoning

Five members of the public spoke to the Commission about:

- 1. Their concern regarding losing the gateway parking, along with increased competition for lodging.**
- 2 The concern that although the proposed development would be healthy for business there may not be enough parking.**
- 3. The belief that Cochise County residents are Bisbee's primary tourist base and his concern that they are not going to pay for parking.**
- 4. The notion that the City shortsightedly sold off everything of value in Old Bisbee.**
- 5. Skepticism that remote parking with shuttles would work in Old Bisbee and asking Mr Ries to provide details of where it has worked out.**
- 6. The idea that "clustering" of lodging in Old Bisbee would bring more visitors and money to town instead of dividing a static amount of guests between more lodging choices.**
- 7. How the proposed hotel would impact the Historic District and area businesses.**

Scott Ries stated that Border Cities Land Corp purchased the property in 1995 at a tax sale. He pointed out that shuttles from offsite parking lots are being used to revitalize the downtowns of some Arizona cities. A hotel would be viable via offsite parking with a shuttle service and shared parking agreements. He pointed out that the hotel design provided by Border Cities is an example not a specific plan.

The Public Hearing was closed.

Call for Commission discussion,

Commissioner Apel asked that wording in the "Conditions for Rezoning" 3 be changed from this project to any project. He also

reminded the public that Border Cities Land Co. was not exclusively bound to construct a hotel.

Commissioners Anderson and Apel asked that three additional uses be removed from the list of potential uses for these properties. Mr Ries agreed.

Call for a motion.

Motion : I move that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee approve this rezoning from C-1 to C-4, with the conditions noted in the Staff Report, to include an acceptance of conditions by the Applicant that includes the use that the Applicant has agreed not to pursue, amending the list to also include automobile sales, equipment rentals and auto repairs as well as amending condition three to say “any project” for address by development standards.

Second to motion received

Call for vote.

Action: The Planning and Zoning Commission unanimously passed this motion 5 to 0

2. Discussion and Possible Recommendation To The Mayor and City Council Regarding The Application for the Transfer of City Property Located Between The Property At 48 Wood Canyon And The Existing Roadway,
Submitted by Ms Aileen Weaver.

This application is for the transfer of a triangle of City owned property located East of 48 Wood Canyon and adjacent to the existing roadway. The applicant owns the adjacent parcel at 48 Wood Canyon. The propose use of this property is to legally incorporate this wedge of city property with the applicant’s property. This City property has been associated with 48 Wood Canyon for many years and is included in the fenced portion of the front yard.

The estimated size of the requested property transfer is approximately 153 square feet of property.

**Commissioner Dennis presented the Staff Report
Ms Weaver addressed the Commission explaining her desire to legally
own the property that is part of her front yard.**

**Motion: I move that we recommend the disposal of this property
without going to auction to the City Council.**

Motion was seconded

Action: Motion passed unanimously 5 to 0

3. For Discussion Only: Discussion of the Old Bisbee Charrette

No Action Taken

COMMISSIONER COMMENTS:

**Applicants opportunity to speak and rebut should be included in all future agendas
for public hearings.**

FUTURE AGENDA ITEM :

- 1. Amending the re-zoning application for the City as a way to get future concept plans.**
- 2. Paired with the Charrette, examining the parking ordinance**

Adjournment 7:43

