

**City Of Bisbee
Planning and Zoning Commission Meeting
118 Arizona Street
Bisbee, Arizona 85603
October 19th, 2017, @ 5:30 pm**

Agenda

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

5:30 pm Call To Order

Roll Call - Commission Members

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

CALL TO THE PUBLIC –

Agenda Item 1.

Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee, Article 6.7, Article 9, And The Zoning Code’s Uses and Zone Matrix to allow alternative Lodging Parks By Special Use Permit, and to allow rehabilitated mobile homes to be placed on properties in the RM Zone

Public Hearing: This is a Public Hearing for the consideration of amending Bisbee’s Zoning Code to create the ability to establish “Alt. Lodging parks” for manufactured homes, rehabilitated mobile home, recreational vehicles, camping and tiny homes along with adding rehabilitated mobile homes as being allowed to be placed in Bisbee’s RM-zones.

Call for the Staff report. (The City is the applicant for this item.)

Declare the Public Hearing open and receive comment.

Declare the Public Hearing closed.

Call for Commission discussion.

Call for any additional staff recommendations.

Call for a motion.

Call for discussion of motion.

Call for vote.

A possible motion: I move that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee amend Zoning Code in the following ways

1. Amending Article 6.7 to allow both manufactured homes and rehabilitated mobile homes to be placed in the RM Zone
2. Amending the Appendix figure one “City of Bisbee Uses and Zone Matrix” by adding Alt Lodging Park to the list of “Special Treatment Required” uses.
3. Amending Article 9 to include definitions for Alt Lodging Park, “Tiny Home” and for “Rehabilitated Mobile Home”.

Agenda Item 2.

Public Hearing, To Consider Rezoning Application 17-02.

Discussion and Possible Recommendation to the Mayor and City Council.

Premier Alliances Inc. has applied to rezone the property at 1556 Naco Highway. This parcel is currently zoned R-1. The Applicant is requesting that the zoning be changed to C-3. The parcel ID numbers are 102-31-0019 & 102-31-002B-0

All public notice requirements have been complied with.

Pursuant to Article 3.1.3 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.

Call for the Staff report.

Declare the Public Hearing open and receive comment. Declare the Public Hearing closed.

Call for Commission discussion.

Call for any additional staff recommendations. Call for a motion.

Call for discussion of motion. Call for vote.

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.

Agenda Item 3.

Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee by adding Article 8.7.1 This proposed amendment would exempt new residential construction from having to comply with Article 8.1 when providing onsite parking is not feasible and providing offsite parking is not practical.

Public Hearing. This is a Public Hearing for the consideration of amending Bisbee's Zoning Code to allow new construction on building sites without road access. Currently development of these parcels is prevented by the parking requirements in 8.1.2

Call for the Staff report. (The City is the applicant for this item.)

Declare the Public Hearing open and receive comment.

Declare the Public Hearing closed.

Call for Commission discussion.

Call for any additional staff recommendations.

Call for a motion.

Call for discussion of motion.

Call for vote.

A possible motion: I move that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee amend Zoning Code by adding Article 8.7.1

8.7.1 Notwithstanding any other provision of this Zoning Code, for new residential construction in the Bisbee Historic Preservation Overlay Zone, if onsite parking or offsite parking is not feasible, the parking requirements of Article 8.1 of this Zoning Code shall not be applicable. The determination of feasibility shall be made by the Zoning Inspector. A property owner can appeal the Zoning Inspector's determination of feasibility to the Board of Adjustment.

Agenda Item 4.

Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee by adding subsection E. to Article 5.3.2

Public Hearing. This is a Public Hearing is for the discussion and possible recommendation regarding amending the City Zoning Code, 5.3.2, to add subsection E. which if adopted would regulate murals on commercial properties within the Bisbee Historic District. On April 5th the Design Review Board approved the proposed amendment and recommended sending it to the Planning and Zoning Commission for their possible recommendation.

Call for the Staff report. (The City is the applicant for this item.)

Declare the Public Hearing open and receive comment.

Declare the Public Hearing closed.

Call for Commission discussion.

Call for any additional staff recommendations.

Call for a motion.

Call for discussion of motion.

Call for vote.

A possible motion: I move that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee amend Zoning Code by adding subsection E. to Article 5.3.2

Agenda Item 5.

Discussion and Possible Recommendation To The Mayor and City Council Regarding The Application for the Transfer of City Property Consisting of a portion of a City Easement, Located adjacent to and East of 131 San Jose Drive.

Application Submitted by: James Klosterman.

This application is for the transfer of a portion of a City property located east of and adjacent to the applicant's property at 131 San Jose Drive. The proposed use of this property is to legally incorporate this city easement into the applicant's property. This City property has been associated with 131 San Jose Drive for decades and is encroached upon by the applicant's carport, and possibly the corner of the garage. All required notifications have been made and the property has been posted.

The estimated size of the requested property transfer is approximately 1400 square feet of property.

Pursuant to Article 2.6.9 of the City Code, prior to any sale, exchange, or abandonment of City property, the proposal is referred to this Commission for review and recommendation. The Commission shall consider whether the proposed transfer is in conformity with any adopted general plan, including the City's policies for open space; whether the subject property is suitable for development under the Zoning Regulations, whether a public auction is appropriate for this transfer of property and whether the proposed sale and any anticipated development is compatible with the existing usage and development of the surrounding area.

Call for the Staff report.

Declare the Public Hearing open and receive comment.

Declare the Public Hearing closed.

Call for Commission discussion.

Call for any additional staff recommendations.

Call for a motion.

Call for discussion of motion.

Call for vote.

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 and authorize this proposed transfer to proceed to the sale process

COMMISSIONER COMMENTS: Please refrain from any discussion, comments only.

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.

