

City Of Bisbee
Planning and Zoning Commission Meeting
1415 Melody Lane, Building G
In the Cochise County Board of Supervisors, Hearing Room
Bisbee, Arizona 85603
December 21st, 2017, @ 5:30 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
Vacant			
Mark Apel – Vice Chair			
Judy Anderson			
Noah Suby			
Vacant			
Michael McPartlin			
Louis Pawlik			
Douglas Dunn – Council Liaison to the Commission			

CALL TO THE PUBLIC –

Agenda Item 1.

For Discussion and Possible Action: Election of Officers

The Planning and Zoning Commission needs to elect a Chair and Vice-Chair for the coming year.

Agenda Item 2.

Public Hearing, To Consider Rezoning Application 17-03.

Discussion and Possible Recommendation to the Mayor and City Council.

Kimberly Blanck has applied to rezone the property at 54 Cochise Row. This parcel is currently zoned R-1. The Applicant is requesting that the zoning be changed to R-3. The parcel ID number is 102-05-063A3

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, Appendix, Figure One, City of Bisbee: Uses And Zone Matrix

Public Hearing. This is a Public Hearing for the consideration of amending the Zoning Code's Uses and Zone Matrix, found in the Appendix, Figure one. This amendment if adopted, would reconcile the Uses and Zone Matrix with the allowed uses from Article 5

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 Code's Uses and Zone Matrix, found in the Appendix, Figure one, by:

1. Marking the appropriate boxes with X, indicating that,
 - a. Hotels/Convention Centers are an allowed use for parcels zoned C-3, & C-4.
 - b. Electronics stores are an allowed use for parcels zoned CM-1 & CM-2.
 - c. Furniture stores are an allowed use for parcels zoned C-2.
 - d. Off track betting is an allowed use for parcels zoned C-4.
 - e. Residential care establishments for over ten residents, are an allowed use for parcels zoned CM-1 & CM-2.
 - f. Two family dwellings, multiple dwellings, apartment houses, and condominiums are an allowed use for parcels zoned RM

2. Deleting existing X's to indicate that,
 - a. Self storage, individual units is not an allowed use for parcels zoned CM-1
 - b. Towing yard impound lot is not an allowed use for parcels zoned CM-1 & CM-2

Establish a new category for the Residential Uses matrix labeled "Home Occupations" and place an X in all the residential categories to indicate that home occupations are an allowed use for residentially zoned parcels.

Agenda Item 4.

For Discussion and Possible Action: Amending the Special Use Permit and Rezoning Procedures and Forms.

The City's procedures and forms used for these two P&Z items are overly simple. It is the Commission's goal to update both.

The Commission has heard increased numbers rezoning and special use permits in the last several years. Our current zoning regulations contain procedural requirements that have proven inadequate for many of the applications we have received. There is too little in our regulations for the Commission or staff to use in evaluating these applications. The Commission may vote to amend these forms and procedures.

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.