

City of Bisbee
Planning and Zoning Commission Meeting
 The City of Bisbee’s P&Z Commission will be holding a meeting on Thursday, June 18th after 5:30 pm, this meeting may be accessed on a computer, tablet or smartphone @ <https://global.gotomeeting.com/join/891314197>
 Telephone participation (Toll Free): [1 877 568 4106](tel:18775684106) the access code is 891-314-197

June 18th, 2020, @ 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
John Balas			
Nancy Parana			
Douglas Dunn			
Jennifer Ryan			
Bryant Keefe			
Sandy Heusman			
Vacant			
Louis Pawlik – Council Liaison to the Commission			

CALL TO THE PUBLIC –

Agenda Item 1.

**Public Hearing to reconsider an application for Transfer of City Property.
 Discussion and Possible Recommendation to the Mayor and City Council**

Consideration of a request for the transfer of 39,000 Square feet of City property, parcel APN 103-60-265A. The applicant wishes to acquire this City property to be able to use it for a fire break. The applicant is James Terry. All public notice requirements have been met.

Pursuant to Article 2.69 of the Bisbee City Code, Prior to the sale, exchange or abandonment of any City property, the proposal to transfer the subject property shall be referred to the Planning and Zoning Commission for review and recommendation by that Commission.

Call for the Staff Report

Applicant presentation

Declare the Public Hearing open and receive public 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 the Planning and Zoning Commission recommend to Mayor and City Council to sell at public auction, up to 39,000 Square feet of property from APN 103-60-271, for the minimum bid of one dollar per square foot.

Agenda Item 2.

Public Hearing to reconsider an application for Transfer of City Property. Discussion and Possible Recommendation to the Mayor and City Council

Consideration of a request for the transfer of 3,485 square feet of City property parcel APN 103-63-086. The applicant wishes to acquire this City property to be able to use it for a fire break. The applicant is Fred Einaudi. All public notice requirements have been met.

Pursuant to Article 2.69 of the Bisbee City Code, Prior to the sale, exchange or abandonment of any City property, the proposal to transfer the subject property shall be referred to the Planning and Zoning Commission for review and recommendation by that Commission.

Call for the Staff Report

Applicant presentation

Declare the Public Hearing open and receive public 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 the Planning and Zoning Commission recommend to Mayor and City Council to sell at public auction, the City property at 206 Opera Drive 3485 square feet of property from APN 103-60-271, for the minimum bid of, Five Thousand, Two Hundred and Twenty Eight dollars.(\$1.50 per square foot)

Agenda Item 3.

**Public Hearing, to consider the application for Special Use Permit 20-01.
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 residentially zoned property as a location for a mobile food truck business, with meals prepared but not consumed on site.

The location for this proposed business is the residence at 503 N. Harrison Avenue, This parcel is currently zoned R-1. The parcel ID number is 102-16-070A.

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.

Call for the Staff Report

Applicant presentation

Declare the Public Hearing open and receive public 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 Special Use permit application 20-01.

Agenda Item 4.

For Discussion only, consideration of amending Bisbee's Zoning Code to eliminate inconsistencies that are preventing rebuilding projects in the Historic District from utilizing the previous setbacks where fire or demolition has eliminated a structure.

See Zoning Code Section 5.1, bullet point 5, "Setbacks for reconstruction may be determined by previous building footprint in case of fire or demolition."

Regarding setbacks in our Historic District, section 5.3.2(B) states

B. Set Backs.

1. The minimum set backs for a new single family residential structure or accessory building shall be not less than the following:
 - a. Front set back of not less than ten (10) feet.
 - b. Side set back of not less than five (5) feet.
 - c. Rear set back of not less than ten (10) feet. Accessory structures may be located within three (3) feet of the rear lot line if this will not adversely impact the adjacent property.
2. In those areas in which there are established front or rear set backs for the existing developed properties within the same or adjacent blocks that are greater than or less than ten (10) feet, the Design Review Board may increase or decrease the front or rear set back for new structures as necessary to maintain the uniform characteristics of that particular street frontage.
3. Renovations, repairs and additions to existing single family residential structures and accessory structures shall not reduce the existing set backs to less than what is required for new residential structures or to less than what currently exists, whichever is the lesser distance, unless the Design Review Board makes a specific finding that this construction will be consistent with the uniform characteristics, if any, of the adjacent properties and that any such reduction will not adversely impact adjacent properties.

Agenda Item 5.

Discussion and possible approval of recommending Mayor and City Council, the abandonment of City property adjacent to parcel 103-61-197, as described in the survey by Alta Arizona. In exchange for the property owner abandoning ownership of the public road adjacent to parcel 103-61-222(37 Art Avenue)

Possible motion: The Planning and Zoning Commission recommends that Bisbee's Mayor and City Council approve the property exchange as depicted in the survey identified as project number 200182 by "Alta Arizona."

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.