



**City Of Bisbee  
Planning and Zoning Commission Meeting  
118 Arizona Street  
Bisbee, Arizona 85603  
December 18<sup>th</sup> , 2014, @ 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**

**Roll Call - Commission Members**

|   | <b>Present</b> | <b>Absent</b> | <b>Excused</b> |
|---|----------------|---------------|----------------|
| <b>Mark Apel - Chair</b>                                | <b>x</b>       |               |                |
| <b>Judy Anderson</b>                                    | <b>x</b>       |               |                |
| <b>Michael Turisk</b>                                   |                |               | <b>x</b>       |
| <b>Keith Dennis – Vice Chair</b>                        | <b>x</b>       |               |                |
| <b>vacant</b>   |                |               |                |
| <b>Albert Hopper</b>                                    | <b>x</b>       |               |                |
| <b>Noah Suby</b>  | <b>x</b>       |               |                |
| <b>Douglas Dunn – Council Liaison to the Commission</b> |                |               | <b>x</b>       |

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

No member of the public spoke at this

## Old Business

### 1. Discussion and Possible Recommendation to the Mayor and City Council Regarding the Application for the Transfer of City Property Located Primarily East of and Adjacent to Santiago's Mexican Restaurant, 1 Brewery Ave. Submitted by Bisbee Hospitality Group.

This application is for the transfer of a city owned property located next to Santiago's Mexican Restaurant, 1 Brewery Ave. This property is currently the public sidewalk and is City of Bisbee's public easement. The applicant owns the adjacent parcel at 1 Brewery Ave. The propose use of this property is to provide outdoor seating area for Santiago's Mexican Restaurant. The estimated size of the requested property transfer is approximately 325 square feet of property.

**No representative of Bisbee Hospitality Group came to this meeting. No completed plans were sent or presented for the Commission's consideration. The Commission asked the staff liaison to schedule City Engineer, Tom Klimek to appear at the next Planning and Zoning Commission meeting considering this specific agenda item. The Commission asked the staff liaison to Schedule a new Public Hearing with public notification including drawings of the proposed new sidewalk, when the completed construction documents become available from Bisbee Hospitality Group.**

**ACTION : The Commission voted unanimously to table this agenda item until Bisbee Hospitality Group has supplied the Commission with a completed, full design for the proposed new ADA compatible sidewalk.**

### 2. Discussion and Possible Recommendations to Staff Regarding the Revision or Amendment of the General Plan.

Mark Apel presented the progress being made. The revision will be minor and will create a addendum to the existing General Plan. Keith Dennis has begun creating an outline for the revision. Mark A. proposed to City Manager Jestin Johnson that they schedule a joint meeting with the Mayor and City Council preceded by 1 or 2 public input meeting. They tentatively decided on a public input meeting for February and a joint meeting with the Mayor and City Council in May.

**NO ACTION TAKEN**

## New Business

### 3. Discussion and Possible Recommendation to Staff to Proceed With the Public Notification Process to Amend the Zoning Code of the City of Bisbee, Article 9.2 (19) and the Zoning Code Appendix to indicate Bed and Breakfast is allowed within R-1 Zoning Districts.

This agenda item would allow Bed and Breakfast establishments to operate within our R-1 Zoned districts without obtaining a Special Use Permit.

**ACTION: The commission unanimously approved that the Staff proceed with the public notification process to amend the Zoning Code article 9.2(19) and the Zoning Code Appendix to indicate that Bed and Breakfast is allowed within R-1 Zoning Districts. The proposed new definition for "Bed and Breakfast" was amended by the Commission, deleting the words "and breakfast only"**

## **FUTURE AGENDA ITEM SUGGESTIONS**

**1. Keith Dennis proposed that the Commission create a checklist of criteria for city staff to use in determining whether a proposed Transfer of City Property is appropriate. This checklist would be used prior to a proposed Transfer of City Property, becoming a Planning and Zoning agenda item. This checklist would be included into the Zoning Code.**

## **Commissioner's Comments**

**Albert Hopper expressed his dissatisfaction with the Mayor and City Council for approving the Sandler/Hagstrum, parcel B, property auction without P&Z recommendation. Keith Dennis proposed that a set of protocols be adopted that would prevent this from happening again. Albert H. would like to adopt a procedure whereby the P&Z Commission would present a firsthand report to the City Council regarding P&Z recommendations on the transfers of city property.**

**Noah Suby commented on the inequity involved when someone such as Sandler/Hagstrum has thought they owned a parcel for over 30 years and then is required to acquire the parcel by a public auction.**

**Judy Anderson commented that the City Engineer and Attorney were badly needed at November's P&Z Commission meeting.**

## **Adjournment: The Commission voted unanimously to adjourn at 7:48**

**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.**