



**City Of Bisbee**  
**Planning and Zoning Commission Meeting**  
**118 Arizona Street**  
**Bisbee, Arizona 85603**  
**November 20<sup>th</sup> , 2014, 6:00 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**

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

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

## New Business

1. **Discussion and 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. Public Hearing.**

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. This 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; and whether the proposed sale and any anticipated development is compatible with the existing usage and development of the surrounding area.

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.

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 approve this application and authorize this proposed transfer to proceed to the public sale process.

2. **Discussion and Recommendation to the Mayor and City Council Regarding the Application for the Transfer of City Properties Located at,**  
**A . The Portion of The Public Right of Way, Located on the East Side of the Property Located At 5B Moon Canyon**  
**B. The property Occupied by the Former Garage, Current Studio Associated With 5B Moon Canyon. Located on the Public Right of Way Adjacent to and on the West Side of Adams Ave.**

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. This 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; and whether the proposed sale and any anticipated development is compatible with the existing usage and development of the surrounding area.

This application is for the transfer of a city owned property located next to 5B Moon Canyon. This property is currently a public easement for a non existing road. The applicant owns the adjacent parcel at 5B Moon Canyon. The propose use of this property is to own the property that the Applicants House and Studio Encroaches Onto and Occupies. The estimated size of the requested property transfer is approximately 689 Square Feet of Property for Parcel A and 857 Square Feet of Property for Parcel B. A Total of 1546 Square Feet.

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 approve this application and authorize this proposed transfer to proceed to the public sale process.

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

This item will continue to be on the agenda until we have completed this project. We may wish to review the current document.

### **4. For Discussion and Possible Action: Election of Officers for Bisbee's Planning and Zoning Commission**

**5. Discussion and Possible Recommendation to City Staff to for an Amendment of the Zoning Code of the City of Bisbee, for an Amendment of the Zoning Code of the City of Bisbee, Article 5.2 and the Zoning Code Appendix listing for Bed and Breakfast So as to Allow Bed and Breakfast Inns to Operate within R-1 Zoning Districts.**

The nature of Bed and Breakfast Inns is that they are in homes. Homes are located in residentially zoned districts. Amending the Zoning Code would allow the establishment of B&B's in residential neighborhoods without needing to obtain a Special Use Permit, this would make our regulation of B&Bs compatible with Cochise County. The Existing Zoning Code Definition 9.2.19 addresses the issue of adequate parking that was brought up during May's P&Z meeting,

**6. . Discussion and Possible Recommendation to Staff to Proceed With the Public Notification Process for an Amendment of the Zoning Code of the City of Bisbee, Article 6.4 so as to Include The Regulation of Barbed Wire and Electrified Fences Currently Located in the City Code 10.1.5**

The regulation of barbed wire and electric fences in the City Code Article 10.1.5 was determined by a Superior Court ruling to be an inappropriate location for this ordinance. Adopting this into the Zoning Code will rectify this situation.

**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.)

## **Commissioner's Comments**

## **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.