



**City Of Bisbee
Planning and Zoning Commission Meeting
118 Arizona Street
Bisbee, Arizona 85603
December 18th , 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

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

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

Old Business

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.

The public hearing for this agenda item was November 20, 2014. The Commission tabled making their determination regarding the suitability of this proposed property transfer until completed construction documents for the new ADA accessible sidewalk, becomes available for their consideration.

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.

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

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 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 progress made, so far .

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.

Proposed new definition for Bed and Breakfast:

Bed and Breakfast shall mean an owner or fulltime caretaker occupied residence, providing up to three sleeping rooms including one allowed in detached accessory living quarters and breakfast only, for transient traveling public, meeting the residential parking requirements.

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.