

**City of Bisbee
 Planning and Zoning Commission Meeting
 City of Bisbee Council Chambers
 915 S. Tovreaville Road, Bisbee, AZ
 January 18, 2024 @ 5:30PM**

AGENDA

**THE ORDER OR DELECTION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION
 AT THE MEETING.**

CALLED TO ORDER: 5:30PM

ROLL CALL- COMMISSION MEMBERS

	PRESENT	ABSENT	EXCUSED
Michael Ablin			X
David Brown			X
David Cobb	X		
Douglas Dunn, Chair	X		
Alisia Espiriti	X		
Sandy Heusman, Vice-Chair	X		
Doug Taylor	X		
Mel Sowid, Council Liaison			X
J. Emanuel Stuart, Staff Liaison	X		
Joe Ward, Bldg. Inspector / Code Enforce.	X		
Xavier Rodriguez, Bldg. Inspector / Code Enforce.	X		

CALL TO THE PUBLIC:

- *Jo Oldfield spoke regarding her displeasure of the special use permit that was granted to 39 Old Douglas. The noise has been unbearable among other things.*

Agenda Item 1:

Discussion and Possible Direction to staff regarding an amendment to the Zoning Code Article 6 "General Provisions", Section 6.5 "Outdoor Storage" (C) adding Shipping Containers to the list of prohibited storage.

(Joe Ward/ Xavier Rodriguez, Building Inspector/Code Enforcement)

Mr. Ward, Building Inspector / Code Enforcement stated we had not been permitting storage containers, shipping containers for storage sheds for residential. He felt that it was not very aesthetic.

The Commission commented and discussed.

- ***Directed staff to bring something before them for public hearing to move this forward.***

Agenda Item 2:

Discussion regarding exploring Strategies for Expanding Affordable Housing Options through zoning overlays or rezoning.
(Emanuel Stuart, City Planner)

Mr. Stuart, City Planner spoke in detail the strategies for expanding affordable housing options through zoning overlays or rezoning.

The Commission commented and discussed.

- ***How would this be implemented?***
- ***What keeps the affordable construction cost, so that it was not lost to those who need them***
- ***Create a Road map to follow and mold to what the commission would like to do to move forward***
- ***Affordable housing options to focus on***
- ***Timelines for rezoning***
- ***Feasible areas***
- ***Target audience***
- ***Co-ops to maintain affordable housing***
- ***Incentives***
- ***In-fil of empty properties***
- ***Building and development complexities***

Mr. Stuart will look deeper into the following:

- ***Advantages of overlays versus rezoning***
- ***Come up with rezoning ideas***
- ***Potential new zones***
- ***The advantages and disadvantages of each***
- ***How to regulate speculation and things that people could take advantage of (low-income)***
- ***Methods of affordable housing***
- ***Land trusts***
- ***Potential things that can be done in order to get more stuff built in the areas that are wanted***
- ***Feasible areas***
- ***Who the target audience is***
- ***Strategies for affordable housing***
- ***Bridge Loan***
- ***Affordable housing options***
- ***Regulations to incentives affordable housing***

Mr. Stuart said building affordable housing specifically for workforce and for people that are low income was important and also building housing even market rate helps keep people from buying up all the houses. The more housing you build, it can help mitigate those challenges of sky rocketing prices or price gouging.

Mr. Stuart asked the Commission to share any resources they may have with him.

Agenda Item 3:

Discussion regarding the General Plan.

- Policies to be updated or changes needed regarding the policy
- Additional Stakeholders

The Commission discussed and commented.

- **Relevance of the policies or outdated**
- **Beginning stages of this process**

Mr. Stuart will send the commission some information and get their opinion. He asked the commission to see if there were any more stakeholders that needed to be asked to join the discussion. He listed out topics that possibly should be addressed in the general plan.

Commission asked about having work sessions for the General Plan and including the stakeholders.

Breaking down the general plan; stakeholders, process, and then topics.

STAFF COMMENTS: (No Discussion)

Mr. Ward said that it had been nice serving with the Planning & Zoning Commission he would be retiring February 14th and would not be attending another commission meeting

COMMISSIONER COMMENTS: (Please refrain from any discussion, comments only)

Mr. Dunn expressed his appreciation for Mr. Ward and the contributions that he has made. He appreciated that there was a local boy taking over it was a great choice. He spoke on the Warren Historic Survey that was moving forward and commented on the new 3D mapping system the city has acquired.

FUTURE AGENDA ITEM SUGGESTIONS: (Commission members may suggest topics for future meeting agendas, but the Commission will not discuss, deliberate, or take any action on these topics)

Adjournment: 7:02PM

Motion: Mr. Taylor

Second: Ms. Heusman