

**City of Bisbee
 Planning and Zoning Commission Meeting
 City of Bisbee Council Chambers
 915 S. Tovreaville Road, Bisbee, AZ
 February 15, 2024 @ 5:30PM**

ACTION AGENDA

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

CALLED TO ORDER: 5:33PM

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			
J. Emanuel Stuart, Staff Liaison	X		
Xavier Rodriguez, Bldg. Inspector / Code Enforce.	X		

CALL TO THE PUBLIC: Maralyn Siebold spoke regarding shipping containers.

Agenda Item 1:

Public Hearing on a proposed amendment to the Zoning Code.

Possible Recommendation to the Mayor and Council

Consideration of a proposed amendment to the Zoning Code Article 6 “General Provisions”, Section 6.5 “Outdoor Storage” (C) by adding Shipping Containers to the list of prohibited storage.

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

All Public Notice Requirements have been met.

- **Staff Report: Mr. Rodriguez reminded everyone that this is regarding shipping containers as storage units and not a prohibition of using shipping containers as building materials as long as they adhere to building standards.**
- *Presentation of Item*
- **Declare the Public Hearing open and receive public comment: Ms. Heusman opened the public hearing.**
Opposed/In Favor, Speaking time limit three (3) minutes per person.

- *Jeff Beaudoin spoke regarding the amendment to the zoning code and expressed that shipping containers should be allowed as an affordable and safe option for buildings and should not be banned based on aesthetics, citing the need for practical, safe, and affordable housing.*
- *Maralyn Seibold expressed concerns regarding shipping containers and wondered what prompted the proposed zoning amendment. Maralyn said that containers are being used as homes can be attractive and durable, and felt that a nuanced approach in permitting—evaluating each case individually—would be more appropriate than a blanket prohibition.*

• *Declare the Public Hearing closed: Ms. Heusman closed the public hearing.*

No Additional comments will be made once the Public Hearing is closed.

• **Commission discussion:** *Commissioners commented and asked questions, and staff responded.*

• **Additional Staff Comments/Recommendations.**

• **Motion**

• **Discussion of Motion**

• **Vote**

A possible motion: *I move that the Planning and Zoning Commission recommend to Mayor and Council a proposed amendment to the Zoning Article 6 “General Provisions”, Section 6.5 “Outdoor Storage” (C) by adding Shipping Containers to the list of prohibited storage.*

MOTION: Mr. Cobb moved that the Planning and Zoning Commission recommend to Mayor and Council a proposed amendment to the zoning article 6 General Provisions section 6.5 outdoor storage C be by adding shipping containers to the list of prohibited storage.

SECOND: Mr. Brown

ROLL CALL VOTE:

AYES: Heusman

NAYS: Ablin, Brown, Cobb, Espiriti, Taylor

MOTION FAILED: 1/5

Agenda Item 2:

Discussion and possible direction to staff for a public hearing regarding proposed Strategies for Expanding Affordable Housing Options through zoning overlays.

(Emanuel Stuart, City Planner)

- Expand allowable uses within overlay zones, such as duplexes and multifamily
- Extent of the Overlay Zones
- Minimum lot sizes

The Commission commented and asked questions, and staff responded.

The Commission expressed concern about allowing such an expansion of uses.

Concerns about the potential for developers to exploit the expanded usage were raised. The Commission suggested working on it a little more and forming an Overlay Committee. Ultimately, they recommended direction to staff to take this to a public hearing at the next Planning and Zoning meeting.

STAFF COMMENTS: (No Discussion)

Staff reassured the Commission that rigorous regulations are in place to prevent the exploitation of the overlays and that this can help the City reach its affordable housing goals. And the Overlay Zone will be tailored based on community feedback.

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

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)

The Commission recommended to staff to form a working group or outside steering committee for the Overlay.

Adjournment: 6:57PM

