

**City of Bisbee
Planning and Zoning Commission Meeting
City of Bisbee Council Chambers
915 S. Tovreaville Road, Bisbee, AZ
March 21, 2024 @ 5:30PM**

ACTION AGENDA

CALLED TO ORDER: 5:31PM

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		

CALL TO THE PUBLIC:

- **Bill Bonacker of Step-Up Bisbee Naco spoke regarding expanding zoning to allow the building of multiple units on a property to expand affordable housing options and reach the goals of Step-Up Bisbee Naco.**
- **Richard Sanders spoke in support of allowing tiny homes as affordable housing for all and would be a great option for Bisbee.**
- **Kathleen Buchanan expressed support for allowing tiny homes as a form of affordable housing, as well as using tiny homes to facilitate home ownership.**

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 Bisbee Zoning Code Article 5 "Specific Plan Zoning" by adding additional Overlay Zone Sections 5.4 "Infill Residential Overlay Zone (IR)" and Section 5.5 "Mixed Use Infill Overlay Zone (MU)".

Emanuel Stuart, City Planner / Staff Liaison presented information on two potential future Zoning Overlays that would expand uses within growth areas as outlined by the City of Bisbee Comprehensive Plan.

Melissa Hartman, Housing Planner and Nina Williams, Deputy City Clerk of the City of Bisbee spoke in support of the overlay.

All Public Notice Requirements have been met.

- **Staff Report: Mr. Stuart presented the Item.**

- Declare the Public Hearing open and receive public comment: **Mr. Dunn opened the Public Hearing to receive public comment. Opposed/In Favor, Speaking time limit three (3) minutes per person.**
- *Bill Bonacker spoke regarding allowing housing that will meet the needs of the community and wants housing to remain affordable.*
- *Mike Normand spoke regarding the overlay and would like to see more developed sewer infrastructure in the area. Mike also expressed concern about the public notice process, hoping for more notice for property owners in the overlay area. Finally, he wanted to make sure that the overlay would achieve its goals and expressed support regarding addressing affordable housing.*
- *Monica Patience spoke regarding the future influx of workers and future growth scenarios.*
- Declare the Public Hearing closed: **Mr. Dunn 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

MOTION: Mr. Ablin moved that the Planning and Zoning Commission recommend to Mayor and Council a proposed amendment to the Zoning Code Article 5 “Specific Plan Zoning” by adding additional Overlay Zone Sections 5.4 “Infill Residential Overlay Zone (IR)” and Section 5.5 “Mixed Use Infill Overlay Zone (MU)”.

SECOND: Mr. Taylor.

ROLL CALL VOTE:

AYES: Cobb, Dunn, Espiriti, Taylor, Ablin, Brown, and Heusman

NAYS: 0

MOTION PASSED: Unanimously

Agenda Item 2:

Discussion and Possible Approval to hold a Public Hearing for an Amendment to the Zoning Code Article 6 "General Provisions", Section 6.8 "Outdoor Storage" by adding Shipping Containers as a prohibited permanent outdoor storage. (Xavier Rodriguez, Building Inspector / Code Enforcement)

Ms. Williams, Deputy City Clerk clarified that the ordinance was pertaining to permanent outdoor storage in residential zones to avoid unsightly conditions, and negatively impacting these areas.

Mr. Rodriguez, Building Inspector / Code Enforcement stated we had not been permitting storage containers, shipping containers are meant for shipping and not for storage sheds in residential areas.

The Commission commented and discussed.

MOTION: Mr. Taylor motioned to hold a Public Hearing for an Amendment to the Zoning Code Article 6 "General Provisions", Section 6.8 "Outdoor Storage" by adding Shipping Containers as a prohibited permanent outdoor storage. And to reference and include item D in that public hearing.

SECOND: Ms. Heusman

Roll Call:

AYES: Cobb, Dunn, Espiriti, Taylor, Ablin, Brown, and Heusman

NAYS: 0

MOTION PASSED: Unanimously

Agenda Item 3:

Discussion and Possible Approval to hold a Public Hearing for an Amendment to the Zoning Code Article 6 "General Provisions" Section 6.15 "Solar Energy Devices" by amending to allow for administrative approval for Design Review Board Solar Applications.(Nina Williams, Deputy City Clerk)

Ms. Williams, Deputy City Clerk, discussed an Amendment to the Zoning Code Article 6 "General Provisions" Section 6.15 "Solar Energy Devices" by amending to allow for administrative approval for Design Review Board Solar Applications if they follow the criteria outlined in the Ordinance.

The Commission commented and discussed.

MOTION: Ms. Heusman moved to hold a Public Hearing for an Amendment to the Zoning Code Article 6 "General Provisions" Section 6.15 "Solar Energy Devices" by amending to allow for administrative approval for Design Review Board Solar Applications.

SECOND: Mr. Taylor

Roll Call:

AYES: Cobb, Dunn, Espiriti, Taylor, Ablin, Brown, and Heusman

NAYS: 0

MOTION PASSED: Unanimously

STAFF COMMENTS: (No Discussion)

Mr. Stuart thanked the Commission for listening and recommending the overlay to Mayor and Council.

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

The commission remarked that this was a very interesting meeting.

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 commissioner would like to recommend bringing before the Mayor and Council the idea of utilizing Knox boxes on all commercial properties so the fire department can access all properties.

Adjournment: 7:03PM