



**City Of Bisbee  
Planning and Zoning Commission Meeting  
118 Arizona Street  
Bisbee, Arizona 85603  
October 15th, 2015, @ 6:00 pm**

**Action 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 - Chair</b>			<b>x</b>
<b>Keith Dennis – Vice Chair</b>			
<b>Judy Anderson</b>			
<b>Noah Suby</b>			
<b>Cynthia Conroy</b>			<b>x</b>
<b>Michael McPartlin</b>			
<b>Paul Enright</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. Public Hearing, to consider the application for Special Use Permit 15-02. This Special Use Permit would allow the commercial use of property zoned R-1. Discussion and Possible Recommendation to the Mayor and City Council**

This application is for a Special Use Permit that if granted, would enable the applicant to use her guest house for a take-out food business with meals prepared on site. The location for this proposed business is the front residence (Guest House) at 822D Pace Avenue. This parcel is currently zoned R-1. The parcel ID number is 103-60-128. All notice requirements have been complied with.

Pursuant to Article 3.2. Of the Zoning Code, prior to forwarding its recommendation to the Mayor and City Council, the Planning and Zoning Commission shall hold a Public Hearing relating to this application, for public comment. Upon completion of the Public Hearing the Commission shall transmit a copy of its findings and recommendations to the applicant and to the City Council.

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.

Many members of the community spoke in support of Ms. Ryan's proposed Take-out Business. They all said it would be convenient to the community. Two members disagreed with the safety concerns of children in the park who could get hurt due to increased traffic flow and the idea of reducing the street to one way because of the increased traffic and limited parking. The main concerns from the Commission are limited parking spaces and increased traffic flow in an already congested area. By a unanimous decision the commission voted to recommend the Special Use Permit to Mayor and Council for the November 3<sup>rd</sup> meeting.

### **2. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Amending Bisbee's Zoning Code appendix so as to Allow Mixed Residential / Commercial Use of Commercially Zoned Property.**

The residential use of commercially zoned property is currently not specifically allowed. It was suggested at our July P&Z meeting that this amendment be considered by the Commission.

This item was brought up a few months ago when a resident submitted a Special Use Permit to add a residence to a commercial business. Commission members believe it should be considered since there are already many other commercial mixed properties in Old Bisbee with a few others in Warren and San Jose. The only concern is that a commercial zoned property that generates sales tax would be turned into a home. This item will be placed on a future agenda as a public hearing for a formal action so it can be discussed by Mayor and Council, as expanding commercial mixed zones outside of Old Bisbee.

### **3. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Another Extension of Zoning Code Article 8.7 Historic District Temporary Exemption**

Article 8.7 has expired. The Commission may wish to adopt another temporary exemption for the Bisbee Historic District from Article 8.1 of the Zoning Code, or a permanent exemption.

Article 8 of the Zoning Code is parking and loading regulations.  
Item Placed on agenda for November 2015.

**4. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Changing the outdated reference to the “Uniform Building Code” in the Zoning Code, Article 3.6.1 ,to the currently adopted “International Building Codes”.**

Item will be discussed by the Planning and Zoning Commission at the November 2015 meeting.

**5. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Adding a Definition To The Zoning Code For Real Estate Sign.**

Article 7.2.2.E of the Zoning Code lists real estate and rental signs as exempt from sign permit requirements. This has left a sizable loophole for the installation of permanent signage for vacation rentals. Most vacation rental signage has been in good taste. The Historic District's Design Review Board has expressed dismay at the City's inability to regulate inappropriate rental signs within the Historic District that are incompatible with guidelines for signs in the district. By defining real estate signs as temporary signs, usable for a limited time, the Commission will hopefully enable the D.R.B. to regulate long term real estate signage within the Historic District.

Item will be discussed in the future by the Planning and Zoning Commission.

**COMMISSIONER COMMENTS:**

This regular agenda item was discontinued on the advice of the former City Attorney. Please refrain from any discussion, comments only.

Discussion of items not specifically listed on the agenda is a violation of Arizona Open Meetings Law.

**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.