

**City Of Bisbee**  
**Planning and Zoning Commission Meeting**  
**118 Arizona Street**  
**Bisbee, Arizona 85603**  
**February 16th, 2017, @ 5:30 pm**

**Action Agenda**

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

**5:30 pm Call To Order**

**Roll Call - Commission Members**

	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
<b>Keith Dennis – Chair</b>	<b>X</b>		
<b>Mark Apel – Vice Chair</b>	<b>X</b>		
<b>Judy Anderson</b>	<b>X</b>		
<b>Noah Suby</b>	<b>X</b>		
<b>Cynthia Conroy</b>	<b>X</b>		
<b>Michael McPartlin</b>	<b>X</b>		
<b>Paul Enright</b>		<b>X</b>	
<b>Douglas Dunn – Council Liaison to the Commission</b>	<b>X</b>		

**CALL TO THE PUBLIC** – Two members of the public spoke at this opportunity.

**1. Public Hearing, To Consider Rezoning Application 17-01.**

**Discussion and Possible Recommendation to the Mayor and City Council.**

Ms. Tonya Borgeson has applied to rezone 219 Tombstone Canyon. This parcel is currently zoned R-1. The Applicant is requesting that the zoning be changed to CM-1. The parcel ID number is 103-61-437

All public notice requirements have been complied with.

Pursuant to Article 3.1.3 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.

Call for the Staff report.  
Declare the Public Hearing open and receive comment.  
Declare the Public Hearing closed.  
Call for Commission discussion.  
Call for any additional staff recommendations.  
Call for a motion.  
Call for discussion of motion.  
Call for vote.

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.

**MOTION:** Commissioner Apel moved that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee approve this application with the conditions as stated in the staff report.

**SECOND:** Commissioner Cynthia Conroy

**ROLL CALL VOTE: MOTION PASSED: UNANIMOUSLY**

## **2. Preliminary Discussion on Amending Zoning Code to Establish standards for New RV Parks and Manufactured Home Parks.**

Several members of the public spoke on this item.

Commissioners discussed amending the Zoning Code to establish standards for new RV Parks and Manufactured Homes Parks. The Commissioners would like to have the County involved on this item. Also, Commissioner Apel volunteered to do research on tiny homes.

## **3. Preliminary Discussion on Amending the use and Zone Matrix within the Zoning Code.**

Commissioners discussed amending the use and zone matrix within the Zoning Code. Commission Anderson volunteered to compare the narrative with the matrix.

Commissioner Apel suggested for the discussion on Manufactured Homes and RV Parks that we lump them as one use and suggest putting them in the zoning matrix under RM, C1-C4 as a permitted use in RM and a Special Use in the C1-C4, because an RV Park may not be compatible with some other commercial uses.

Commissioners want to exclude Old Bisbee from the RV Park and Manufactured Homes use.

**COMMISSIONER COMMENTS:**

Commissioner Anderson wanted to let staff know how appreciative they are for the through staff report and also, very appreciative of this commission as a whole. Commissioner Anderson stated she was looking at the parking exemption section –the exclusion that was adopted would like to see it updated on the website.

Commissioner Dennis was very appreciative of this commission.

**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.)

Commissioner Dennis stated that he felt that future agenda items had been covered last month for the year. The RV Parks and Manufactured homes will be brought forward again.

Commissioner Anderson thanked the public for their discussion on the RV Parks and Manufacture Homes.

**Adjournment: 7:00PM**