



**City Of Bisbee
Planning and Zoning Commission Meeting
118 Arizona Street
Bisbee, Arizona 85603
May 22nd, 2014, 6:00 pm**

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

	Present	Absent	Excused
Mark Apel - Chairman			
Judy Anderson			
vacant			
Keith Dennis			
vacant			
Jenny Druckman			
Noah Suby			
Douglas Dunn – Council Liaison to the Commission			

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. Discussion and Recommendation to the Mayor and City Council Regarding the Application for the Transfer of City Property Located South of Star Avenue Submitted by Fred and Sally Johnston. Public Hearing.

Pursuant to Article 2.6.9 of the City Code, prior to any sale, exchange, or abandonment of City property, the proposal is referred to this Commission for review and recommendation. This Commission shall consider whether the proposed transfer is in conformity with any adopted general plan, including the City's policies for open space; whether the subject property is suitable for development under the Zoning Regulations; and whether the proposed sale and any anticipated development is compatible with the existing usage and development of the surrounding area.

This application is for the transfer of a city owned property located South of Star Avenue and, East of Williams Ave , Parcel I.D 103-60-249. The applicants' family members own adjacent parcels of residential property. The applicant has indicated that this additional property would be joined with that residential property. The estimated size of the requested property transfer is approximately 20,444 square feet of property.

Call for the Staff report. (The City is the applicant for this item.)

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 and authorize this proposed transfer to proceed to the public sale process.

2. Discussion and Possible Recommendation to the Mayor and Council for an Amendment of the Zoning Code of the City of Bisbee, Article 6.15, Solar Energy Devices. Public Hearing.

This is a Public Hearing for the consideration of the Solar Energy Devices amendments. These amendments would create a threshold for those solar devices which would not require any public review process for approval. It would also provide a process to allow for public input and further consideration, in an expedited manner, for those proposals which may have a potential to cause greater impacts upon the surrounding community. Any additional review, if necessary would occur before either the Planning and Zoning

Commission, if the project is in the Warren area or San Jose, or the Design Review Board, if the project is in the Historic District.

Call for the Staff report. (The City is the applicant for this item.)

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 adopt Article 6.15, Solar Energy Devices, as submitted, as an amendment to the Zoning Code of the City of Bisbee.

3. Discussion and Possible Recommendations to Staff Regarding Amendment to the Zoning Code Article 5.2 regarding Bed and Breakfast Inns.

The Commission may wish to consider whether or not to recommend the amendment of Zoning Code, Article 5.2, to allow bed and breakfast inns to operate as permitted uses on R Zone (Residential) property. A “Bed and Breakfast” is defined at Article 9, ¶ 19, as “an owner-occupied residence providing sleeping rooms and breakfast only for transient, traveling public with adequate parking for guests.” The Appendix indicates that these uses are permitted in all C, Commercial Zones. Under state law, for tax purposes, bed and breakfast improvements with up to eight (8) rooms for transient use are classified as residential property. A.R.S. § 42-12004.A.6. These types of businesses may be appropriate in certain residential areas, and the Commission may wish to consider a change in the applicable regulations for these businesses.

4. Discussion and Possible Recommendations to Staff Regarding the Revision or Amendment of the General Plan.

This item will continue to be on the agenda until we have completed this project. We may wish to begin to discuss how the planning and coordination process will proceed.

Proposals for Future Agenda Items

Commissioner’s Comments

Planning Directors Report

Adjournment