

**City of Bisbee  
 Planning and Zoning Commission Meeting  
 City of Bisbee Council Chambers  
 915 S. Tovreaville Road Bisbee, AZ  
 November 17, 2022, @ 5:30 pm**

**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**

	Present	Absent	Excused
Michael Ablin			
John Balas			
David Cobb			
Douglas Dunn			
Sandy Heusman	---	---	X
Nancy Parana	---	---	X
Michael Schmitzer			
Mel Sowid, Council Liaison			
Vacant, Staff Liaison			

**CALL TO THE PUBLIC –**

**Agenda Item 1.**

**Public Hearing and Discussion and Possible Recommendation to consider a rezoning application at 818 Tombstone Canyon.**

Consideration of a request for a rezoning application for APN #103-610-123 located at 818 Tombstone Canyon from R-3 to C-3. Commercial Zoning will be a more appropriate zoning for this structure.

The City of Bisbee General Plan 2015 identifies the subject parcel as being located within the Historic Old Bisbee Planning Area. Objective 5-1i: Support land use, transportation, circulation, trains, and urban design improvements that will enhance the historic and cultural quality within this area and that will link this activity center with other areas of the City.

**All public notice requirements have been met.**

- Staff Report
- Presentation of Item
- Declare the Public Hearing open and receive public comment:  
**Opposed/In Favor, Speaking time limit three (3) minutes per person.**
- Declare the Public Hearing closed:  
**No Additional comments will be made once the Public Hearing is closed.**
- Commission discussion
- Additional Staff Comments/Recommendations.

- Motion
- Discussion of Motion
- Vote

**A possible motion:** I move the Planning and Zoning Commission recommend to Mayor and City Council the updated “Development Standards for Bisbee, Arizona Historic District.

**Agenda Item 2.**

**Public Hearing and Discussion and Possible Recommendation to the Mayor and Council.**

Consideration of the **Updated** “Development Standards for Bisbee, Arizona Historic District”

The Design Review Board continues to set the standards for clarity and practicality, making the work of the Board easier, along with the applicants. These new standards provide property owners and the Board with concise information and realistic choices for appropriate rehabilitation and new construction.

**All public notice requirements have been met.**

- Staff Report
- Presentation of Item
- Declare the Public Hearing open and receive public comment:  
**Opposed/In Favor, Speaking time limit three (3) minutes per person.**
- Declare the Public Hearing closed:  
**No Additional comments will be made once the Public Hearing is closed.**
- Commission discussion
- Additional Staff Comments/Recommendations.
- Motion
- Discussion of Motion
- Vote

**A possible motion:** I move the Planning and Zoning Commission recommend to Mayor and City Council the **updated** “Development Standards for Bisbee, Arizona Historic District.

**Agenda Item 3.**

**Public Hearing and Discussion and Possible Recommendation to the Mayor and Council.**

Consideration of the proposed amendments to the Zoning Code in order to carry out full the provisions and intent of the **new** “Development Standards for the Bisbee, Arizona Historic District”.

The following Zoning Codes are recommended to be Amended and Added to reflect the **new** “Development Standards for the Bisbee, Arizona Historic District”.

- 2.6 Design Review Board
- 3.5 Architectural Design Review for Historic Preservation (HP) Overlay District
- 5.3 HP (Historic Preservation) Overlay Zone
- 6.15 Solar Energy Devices
- 7.5 Historic Preservation Overlay District Signs, Public Art, and Water Harvesting Regulations

The following Zoning Codes will be Amended to change the reference of Design Guidelines to reflect the new title of “Development Standards for the Bisbee, Arizona Historic District”.

- 6.13 Community Gardens
- 6.17 Accessory Dwelling Units (ADU)

**All public notice requirements have been met.**

- Staff Report
- Presentation of Item
- Declare the Public Hearing open and receive public comment:  
**Opposed/In Favor, Speaking time limit three (3) minutes per person.**
- Declare the Public Hearing closed:  
**No Additional comments will be made once the Public Hearing is closed.**
- Commission discussion
- Additional Staff Comments/Recommendations.
- Motion
- Discussion of Motion
- Vote

**A possible motion:** I move the Planning and Zoning Commission recommend to Mayor and City Council the proposed Amendments, Additions and Reference Change of the Bisbee Zoning Code to carry out fully the provisions and intent of the “Development Standards for the Bisbee, AZ Historic District”.

**STAFF COMMENTS: (No Discussion)**

**COMMISSIONER COMMENTS:**

Please refrain from any discussion, comments only.

**FUTURE AGENDA ITEM SUGGESTIONS** (Board members may suggest topics for future meeting agendas, but the Board will not here discuss, deliberate, or take any action on these topics.)

**Adjournment:**

*Next Regular Meeting will be held on Thursday, December 15, 2022 at 5:30pm. Should anyone need any special accommodation for this meeting, please contact the City of Bisbee at (520) 432-6000 at least 24 hours in advance of the meeting. Public documents referred to herein may be viewed during regular business hours at the City Clerk’s Office located at 76 Eire Street, Bisbee.*