

MINUTES

MINUTES OF THE WORK SESSIONS OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, HELD ON TUESDAY, JANUARY 23, 2018, AT 5:01PM IN THE COCHISE COUNTY BOARD OF SUPERVISORS HEARING ROOM, 1415 MELODY LANE, BUILDING G, BISBEE, ARIZONA.

THE MEETING WAS CALLED TO ORDER BY MAYOR SMITH AT 5:04 PM.

ROLL CALL

COUNCIL

Councilmember Anna Cline, Ward III	5:10PM
Councilmember Joan Hansen, Ward II	Excused
Councilmember Frank Davis, Ward I	
Mayor David M. Smith	
Councilmember Bill Higgins, Ward I	
Councilmember Douglas Dunn, Ward II , Mayor Pro Tempore	
Councilmember Gabe Lindstrom, Ward III	Excused

STAFF

Robert E. Smith, City Manager
Ashlee Coronado, City Clerk

CITY ATTORNEY

Britt Hanson

THE FOLLOWING ITEM WAS DISCUSSED AND/OR CONSIDERED AT THESE MEETINGS:

1. Discussion on Amending the Zoning Code to allow special use applications for alternative lodging parks in all zoning districts except the historic district and clarifying special use permit language by:
 - 1) Amending Article 3.2 to include "Special uses that may be applied for are set forth in the Appendix, designated by blank spaces in the Uses and Zone Matrix and in the chart entitled: *Special Use Permit Required*."
 - 2) Amending Article 6.7 to allow both manufactured homes and rehabilitated mobile homes to be placed in the RM Zone
 - 3) Amending Article 9.2 to include definitions for Alt Lodging Park, "Tiny Home" and for "Rehabilitated Mobile Home".

David M. Smith, Mayor

Mayor Smith thanked everybody for being here and taking an interest in the community and thanked the members of the Planning and Zoning Commission for being here tonight.

- Tug Kellough, winter resident in Bisbee. He gave his perspective of what makes Bisbee unique and why. He encouraged the Council to be open minded and to allow this to happen.
- Donna Pulling spoke in favor of affordable alternative structures in the historic area of Bisbee.
- Margo McCartney asked if we had any data for Bisbee's need for affordable housing. She thought guidelines were needed.
- Irene Newlon asked why was there an urgency all of a sudden that these changes be made. She felt there needed to be a survey done to see who really wants this and who doesn't. She stated she was really opposed to renovated mobile homes.

Mayor Smith asked Mr. Ward how many RM zones were in the Warren section presently. Mr. Ward said that there was only one it was at 205 Douglas Road. Mayor Smith said that there was a court ordered settlement regarding the use of that property. He said that if we remove that there was no other possibility in Warren having rehabilitated mobile homes under these definitions.

Mr. Ward said that if you look at the minimum size of the proposed amendment which was a half an acre that property falls short of a half an acre. He didn't think there was any property in Warren that fit that.

Mayor Smith said that he wanted to make sure it was understood that within the Warren area that presently there were no land pieces. The people who have spoken need not be concerned because they can't be placed in Warren anyway under this proposal. He stated that what we were really talking about with the half an acre was probably in San Jose.

Mr. Hanson, City Attorney said that just to make clear it was his understanding right now if this proposal never came before the Council that somebody could purpose to build a tiny home anywhere in Bisbee. The only tiny home aspect of this proposal was if somebody with more than a half an acre was to propose an alternative lodging park this proposal then would allow tiny homes on that alternative lodging park.

Councilmember Dunn commented on some of the feedback he had received. He made the statement that further study to assess what should go where would be an endless task and in contrast the special use permit would allow items to be on case by case bases.

Mayor Smith asked questions for clarification. He asked Mr. Hanson if somebody was coming before us with a special use permit the neighbors are notified that. Mr. Hanson stated that was correct those within 300 feet.

Mayor Smith went on to the next question the Douglas property again it was less than half an acre so even without this court ruling they still can't use it for these purposes. Mr. Hanson said the answer was no, but remember the half an acre was for the alternative lodging park for rehabilitated mobile homes or tiny homes. Rehabilitated mobile homes can go on parcels zoned RM like that parcel except we have the court ordered settlement so it can't be done.

Mayor Smith hoped that Council had a little bit of clarification and that the Council firmly understood the process. He opened this back up for anyone to speak.

- Ben Lepley spoke regarding rehabilitation housing. He thought there should be a distinction separating trailers from tiny homes in the aspect of multiple units. He had concerns about affordable housing.
- Margo McCartney emphasized that trailers are different from tiny homes and didn't think anyone had any objections to tiny homes, but they did to trailer parks.

Mr. Apel said that what was being proposed was not putting trailers in Old Bisbee it was a special use process and there are already regulatory layers in place right now that would prohibit anybody from sticking an old trailer in Old Bisbee.

Councilmember Davis asked as it stands now would a trailer be allowed to be put into Warren, not related to this proposal. Mr. Ward said there was no potential for a trailer to be moved into Warren.

Councilmember Davis stated that in Old Bisbee they have the Design Review Board so a trailer would not go in there.

Mr. Ward said that the only place possible for this would be San Jose. Mayor Smith said that without this change we wouldn't be going into San Jose either with this change it allows the possibility of a mobile home park. Mr. Ward stated that it wasn't a specific anything it was just the potential.

Mr. Hanson spoke regarding the rehabilitated mobile homes in a mobile home park or an alternative lodging park the odds of that even in San Jose are extremely slim.

Councilmember Dunn asked what a person can do with their own personal RV for storage. He stated that there were a lot of related issues on this.

Mr. Haratyk brought to the Council's attention that City Manager Johnson had started an analysis in regarding to tiny homes and putting an RV Park behind the Senior Center at one point to make it as sustainable as we could.

- A citizen stated that she liked the idea of tiny homes wherever they might be and thought trailers were a different issue.

Mr. Michael McPartlin stated he serves on Planning and Zoning as well as the Design Review Board. He asked while the Council was contemplating this proposal that adjacent to should be some serious reevaluation in the process.

Councilmember Higgins stated that if this helps people to become permanent residents in Bisbee he thought this was a great idea.

Mayor Smith directed staff to rewrite this to exclude the verbiage that indicates within the historic district and brought back to Council for discussion and action.

Mayor Smith thanked the audience for caring enough about the city and the government to actually be here and participate.

MOTION: Councilmember Higgins moved to adjourn the meeting.

SECOND: Councilmember Cline

MOTION PASSED: UNANIMOUSLY

ADJOURNMENT: 5:57pm

David M. Smith, Mayor