

**City Of Bisbee
Planning and Zoning Commission Meeting
118 Arizona Street
Bisbee, Arizona 85603
October 15th, 2015, @ 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 - Chair			x
Keith Dennis – Vice Chair			
Judy Anderson			
Noah Suby			
Cynthia Conroy			x
Michael McPartlin			
Paul Enright			
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. For Discussion and Possible Action: The Planning and Zoning Commission Will Consider Possibly Amending Zoning Code, Article 6.8.D By Deleting The Words “Less Than Five Feet In Width”.

The existing language of Article 6.8 allows unsightly outdoor storage on the side yards of building if these side yards are greater than five feet wide. Exposed outdoor storage is not allowed in the front or back yards. It is unreasonable to allow it on side yards.

Old Business

2 .Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee, Article 3.6.1.

Public Hearing. This is a Public Hearing for the consideration of amending the Zoning Code’s outdated reference to the Uniform Building Code, striking the word Uniform and inserting the word “International”. This will change this Article, so that it will refer to the City’s currently adopted International Building Codes instead of the no longer used Uniform Building Code.

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 amend Zoning Code Article 3.6.1 by Striking the word Uniform and inserting the Word International.

3. Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee, Appendix, Figure One, City of Bisbee: Uses And Zone Matrix

Public Hearing. This is a Public Hearing for the consideration of amending the Zoning Code's Uses and Zone Matrix, found in the Appendix, Figure one. This amendment if adopted, would recognize one family dwellings, two family dwellings and multiple dwellings, as allowed uses for parcels that are zoned C1 and C2.

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 amend Zoning Code Code's Uses and Zone Matrix, found in the Appendix, Figure one, by marking the appropriate boxes with X, indicating that, one family dwellings, two family dwellings and multiple dwellings are allowed uses for parcels, zoned C1, and C2.

4. Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee, Article 8.7

Public Hearing. This is a Public Hearing for the consideration of amending the Zoning Code's Historic District Temporary Exemption from the parking requirements in Article 8.1 . This Amendment if adopted, would extend the exemption for alterations of buildings within the Bisbee Historic Preservation Overlay Zone, from those parking regulations found in Article 8.1 of the Zoning Code.

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 amend Zoning Code Article 8.7 by striking the date June 30 2015 from the Article and inserting the date June 30 2019

COMMISSIONER COMMENTS:

Please refrain from any discussion, comments only.

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.)

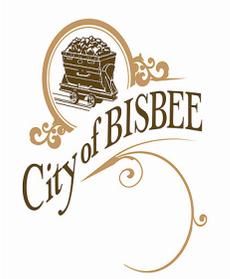
Adjournment

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.



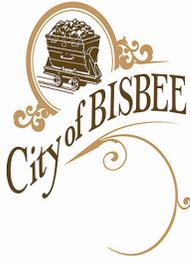
Staff Report regarding Item 2 for the 12/17/15 P&Z Agenda

Reason for Amendment: New Building Codes were adopted by the City of Bisbee in August of 2014. The reference to the building code in our zoning code still refers to the old Uniform Building Code. To be accurate, the name of the building code should be updated to International Building Codes.

Staff Analysis: The Zoning Code is out of synch with the City Code when referring to the Uniform Building Code.

Staff Recommendation: Change the reference to the adopted International Building Codes.

Public Comments: A Public Notice was published in The Bisbee Review and posted on the City's Bulletin boards along with the City's website, to provide notice of the upcoming public hearing for this agenda item. No comments have been received yet.



Staff Report regarding Item 3 for the 12/17/15 P&Z Agenda

Reason for Amendment: Historically business proprietors and their families have often lived at their place of business. Currently, Bisbee's allowed uses for commercially zoned property, found in the appendix of the Zoning Code, does not include residential uses. A business person recently applied for and was granted a Special Use Permit to live at their business location, this led to a request that we amend the Zoning Code to allow such occupancies without the cost and trouble of obtaining a Special Use Permit.

Staff Analysis: The commercial mixed zoning in Old Bisbee has not presented any special problems that I am aware of. There are a number of areas in town where residents are living on commercially zoned property. Lowell is a good example. What is the harm? I think that this amendment would mostly be recognizing and legitimizing conditions that already exist.

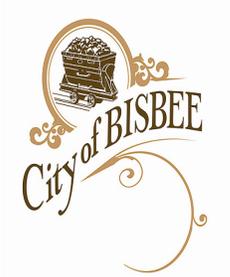
In compiling this agenda item, I included only C1 & C2 as candidates for residential uses. I used the CM zoning as a template that is working for us. The Commission may decide to include C3 and C4. Our Building Codes allow mixed use structures and contain provisions for the safety of occupants.

Would this change allow our commercial districts to evolve into residential districts? This change in allowed use can be adjusted in the future if problems arise.

Staff Recommendation: Staff recommends that the Planning and Zoning Commission recommend this amending of the Zoning Code to the Mayor and City Council after careful consideration of the potential consequences.

Public Comments: A Public Notice was published in The Bisbee Review, posted on the City's Bulletin boards and the City's website, to provide notice of the upcoming public hearing for this agenda item.

No comments have been received yet.



Staff Report regarding Item 4 for the 12/17/15 P&Z Agenda

Reason for Amendment: The last exemption was passed in 2013. It was for a two years duration and has expired.

Staff Analysis: Old Bisbee's parking situation is different from the rest of town and needs to be recognized as a special circumstance. The existing buildings usually don't have any associated parking. It is not feasible for businesses to provide parking in most of the Historic District. An exemption from the Zoning code's parking requirements is essential for any new businesses in our Historic District.

Staff Recommendation: Staff recommends that the Planning and Zoning Commission recommend this amending of the Zoning Code to the Mayor and City Council or an exemption that is permanent.

Public Comments: A Public Notice was published in The Bisbee Review, posted on the City's Bulletin boards and the City's website, to provide notice of the upcoming public hearing for this agenda item.

No comments have been received yet.