

**City Of Bisbee
 Planning and Zoning Commission Meeting
 118 Arizona Street
 Bisbee, Arizona 85603
 May 18th, 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

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

CALL TO THE PUBLIC –No members of the public spoke at this opportunity.

1. Public Hearing, to consider the application for Special Use Permit 17-01.

This Special Use Permit if granted would allow the operation of a nursery & Garden, and home supply/ lumber yard on property zoned C-1. Discussion and Possible Recommendation to the Mayor and City Council

Community Synergy Solutions Corporation is applying for a Special Use Permit that if granted, would enable it to operate a garden & nursery, home supply/lumber yard, along with the currently allowed, grocery/farmers market

The location for this proposed business is 99 S. Highway 92 in Bisbee. Parcel I.D. # 102-28-244A

This property is currently zoned C-1

All notice requirements have been complied with.

The Staff report was delivered by the Staff Liaison. Staff recommended that the Commission recommend the approval of this application to our Mayor and City council. The Public Hearing was opened, Serena Casey presented the Application to the Commission. Keith informed the Applicant, Ms Casey that an A.D.O.T. permit may be necessary in this instance. The Commission had comments and questions for Serena. Director of Public Works, Andy Haratyk spoke to the Applicant and Commission about City plans to pave streets and collect storm water in Tintown and how this will may compliment the proposed uses of this Parcel.

The Public Hearing was closed.

There was a call for Commission discussion, none received.

Commissioner Conroy proposed that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee approve this application with due haste.

Commissioner Anderson seconded the motion.

Action: The motion passed 4-0 in favor

2. Continued Discussion Regarding Amending Our Zoning Code to Establish standards for Alt. Housing

Paul Esparza presented his recommendations to the Commission, based upon Commissioner Apel's summary of the Work Session in April, Paul was working from the position of amending the Zoning Code to allow these Alt lodging parks in all of Bisbee's zoning districts outside of the Bisbee Historic District when approved by a specific Special Use Permit. This would allow this use to be vetted by the public by means of public hearings with both the Planning and Zoning commission and City Council. Paul proposed the following Zoning Code definition for Alt lodging parks: "A temporary or permanent use that allows a variety of housing options including manufactured and mobile homes, recreational vehicles, travel trailers, tiny homes and temporary camping facilities that may be granted by Special Use Permit on a case by case basis in any zoning district with the exception of the Bisbee Historic District." Paul referenced Cochise County's tiny home guide based upon the minimum living space standards of the 2012 International Residential Code. Using the I.R.C. homes can be as small as 296 Square feet. This is the Residential Code that Bisbee uses also. The proposed parks would require as a minimum a detailed site plan identifying the number of unit spaces, access

points to public streets, internal circulation, buffer zones, screening devices, any open space or recreation facilities, any additional building proposed such as laundry facilities. Work will continue on establishing the verbiage, and procedure to use in amending the Zoning Code to possibly allow. The minimum size proposed was ½ acre and maximum size as 5 acres. The Commission was asked to weigh what would be appropriate for our community. He referenced article 6.7 in the Zoning Code defining a manufactured home and recommended that Bisbee require mobile homes manufactured prior to 1976, be required to be rehabilitated to the standards adopted by the Arizona Office of Manufactured Housing as Cochise County currently requires. Paul also mentioned amending the Zoning Matrix to reflect that Alt Lodging parks will require a Special Use Permit.

The Commission discussed the recommendations and commended Mr Esparza for his thought out recommendations.

Keith stated that in the proposed definition for Alt lodging parks everything after Historic District was site development standards and proposed putting these development standards into its own sub section within article 6 of the Zoning Code. This would enable someone searching the table of contents to easily access the requirements. He proposed that Article 9's definition 81 is an example of how to define the Alternative Lodging parks, by listing what this definition includes but also what it doesn't include.

2. For Discussion only

Initial discussion on possibly amending the Parking Regulations in our Zoning Code Article 8

Mayor, Dave Smith asked the Commission to make recommendation to the Mayor and City Council regarding Old Bisbee parking before January 2018.

Commissioner Anderson addressed information provided to the Commission by Scott Ries. Commissioners discussed alternatives to the current parking situation in Old Bisbee. Mr Ries addressed the Commission, proposing that Bisbee consider the changes that other cities have used to encourage development. Mr Mike Stanley recommended that the commission amend the requirements for developing residential lots without onsite parking. Raphaela Valenzuela spoke, noting that most patrons of the paid parking were employed in town, while tourists drive around looking for free parking.

Commissioner Anderson referred to a parking study completed while Jack Porter was Mayor. Keith asked for staff to look for a prior completed parking study.

COMMISSIONER COMMENTS: None

FUTURE AGENDA ITEM SUGGESTIONS ;

Judy asked for the proposed Matrix adjustments to be an agenda item for discussion in June and a public hearing in July.

Andy Haratyk had asked for Liaisons from the P&Z Commission to attend Streets and Infrastructure committee meetings. Keith asked that this be an agenda item for June's meeting.

Keith asked that amending the procedures governing S.U.P. and rezoning applications be on the next agenda.

Adjournment, 6:56 PM