

City Of Bisbee Planning and Zoning Commission Meeting

Cochise County Board of Supervisors Meeting Room

1415 Melody Lane, Building G,

October 19th, 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

Keith Dennis ,Chair- Present

Mark Apel, Vice Chair- Present

Judy Anderson- Present

Noah Suby- Present

Cynthia Conroy - Excused

Michael McPartlin- Present

Louis Pawlik - Present

Douglas Dunn,CouncilLiaison to the Commission

CALL TO THE PUBLIC –No one spoke at this opportunity.

Agenda Item 1.

Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code of The City of Bisbee, Article 6.7, Article 9, And The Zoning Code's Uses

and Zone Matrix to allow alternative Lodging Parks By Special Use Permit, and to allow rehabilitated mobile homes to be placed on properties in the RM Zone

This is a Public Hearing for the consideration of amending Bisbee’s Zoning Code to create the ability to establish “Alt. Lodging parks” for manufactured homes, rehabilitated mobile home, recreational vehicles, camping and tiny homes along with adding rehabilitated mobile homes as being allowed to be placed in Bisbee’s RM-zones.

Mr Esparza presented the Staff Report.

Mr Dennis declared the Public Hearing open, no one spoke at this opportunity.

Mr Dennis declared the Public Hearing closed.

The Commission discussed the proposed amendments regarding alternative lodging parks and rehabilitated mobile homes.

Mr Dennis called for a motion. Mr Apel proposed that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee amend Zoning Code in the following ways :

1. Amending Article 6.7 to allow both manufactured homes and rehabilitated mobile homes to be placed in the RM Zone
2. Amending the Appendix figure one “City of Bisbee Uses and Zone Matrix”by adding Alt Lodging Park to the list of “Special Treatment Required” uses.
3. Amending Article 9 to include definitions for Alt Lodging Park, “Tiny Home” and for “Rehabilitated Mobile Home”.

Ms Anderson Seconded the motion,

Action: The Motion Passed 5-0, In Favor With One Abstention.

Agenda Item 2. The Commission heard Item 2 out of sequence because of the number of residents present to participate in the Public Hearing regarding the rezoning. This Item was heard first.

Public Hearing, To Consider Rezoning Application 17-02.

Discussion and Possible Recommendation to the Mayor and City Council.

Premier Alliances Inc. has applied to rezone the property at 1556 Naco Highway. This parcel is currently zoned R-1. The Applicant is requesting that the zoning be changed to C-3. The parcel ID numbers are 102-31-0019 & 102-31-002B-0. All public notice requirements have been complied with.

The Staff report was called for. Paul Esparza with Cochise County Development Services presented the staff report, recommending that the application be approved with certain C-3 uses being precluded. Mr Esparza answered questions from the Commission.

John Charley represented Premier Alliances (the applicant) he presented the application and answered questions from the Commissioners. Mr Charley told the commission that Premier Alliances wants to reactivate the property to enhance the lives of people with disabilities not sell it.

Commission Chair Keith Dennis opened the Public Hearing. Seven members of the public spoke to the commission, they were all opposed to this rezoning.

Mr Dennis declared the Public Hearing closed. Mr Charley declined the opportunity for rebuttal of any inaccuracies or misunderstanding.

The Commission discussed the rezoning, Mr Charlie presented Premier Alliances vision of what they intend to do with the property.

Call for a motion: Mark Apel proposed that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee approve this application with the conditions as discussed and added the condition that the screening wall between Premier Alliances property and the residential properties be six to eight feet tall.

Judy Anderson seconded the motion.

Mr Dennis called for discussion of the motion. Several Commissioners expressed that with Premier Alliances stated goal of reopening the facility the proposed rezoning would not be needed, and with the neighborhood opposition, they would not be voting for recommendation to Mayor & Council.

Action: The Motion Failed 6 to 0 against

Agenda Item 3.

Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee by adding Article 8.7.1 This proposed amendment would exempt new residential construction from having to comply with Article 8.1 when providing onsite parking is not feasible and providing offsite parking is not practical.

Public Hearing. This is a Public Hearing for the consideration of amending Bisbee's Zoning Code to allow new construction on building sites without road access. Currently development of these parcels is prevented by the parking requirements in 8.1.2

Mr Esparza presented the staff report.

The Commission discussed the proposed amendment.

Mr Dennis declared the Public Hearing open. No one spoke at this opportunity.

Mr Dennis declared the Public Hearing closed.

Call for any additional staff recommendations.

Call for a motion. Ms Anderson proposed that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee amend Zoning Code by adding Article 8.7.1, as provided in the staff report. Mr Pawlik seconded the motion.

The Commission discussed the motion.

Action: The motion passed unanimously 6-0 in favor.

8.7.1 Notwithstanding any other provision of this Zoning Code, for new residential construction in the Bisbee Historic Preservation Overlay Zone, if onsite parking or offsite parking is not feasible, the parking requirements of Article 8.1 of this Zoning Code shall not be applicable. The determination of feasibility shall be made by the Zoning Inspector. A property owner can appeal the Zoning Inspector's determination of feasibility to the Board of Adjustment.

Agenda Item 4.

Discussion and Possible Recommendation To The Mayor And Council, To Amend The Zoning Code Of The City of Bisbee by adding subsection E. to Article 5.3.2

This is a Public Hearing is for the discussion and possible recommendation regarding amending the City Zoning Code, 5.3.2, to add subsection E. which if adopted would regulate murals on commercial properties within the Bisbee Historic District. On April 5th the Design Review Board approved the proposed amendment and recommended sending it to the Planning and Zoning Commission for their possible recommendation.

Commissioner McPartlin as Chair of the Design Review Board, presented this amendment to the rest of the Commission.

Paul Esparza presented the Staff report.

Chair, Mr Dennis declared the Public Hearing open. No one spoke at this opportunity.

Mr Dennis declared the Public Hearing closed.

Call for a motion: Mr Pawlik proposed that the Planning and Zoning Commission recommend that the Mayor and Council of the City of Bisbee amend Zoning Code by adding subsection E. to Article 5.3.2 Mr Suby seconded the motion.

There was limited discussion of motion.

The motion Action: passed unanimously 6-0 in favor

Agenda Item 5. This Item was heard out of sequence as Item 2

Discussion and Possible Recommendation To The Mayor and City Council Regarding The Application for the Transfer of City Property Consisting of a portion of a City Easement, Located adjacent to and East of 131 San Jose Drive.

Application Submitted by: James Klosterman.

The estimated size of the requested property transfer is approximately 1400 square feet of property. The estimated value of the property is \$4200.

Paul Esparza presented the Staff report.

Chair, Mr Dennis declared the Public Hearing open.

Chair, Mr Dennis declared the Public Hearing closed.

Commission discussion was limited to one question of staff.

Chair, Mr Dennis called for a motion. Mr Suby proposed 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 sale process. Mr McPartlin seconded the motion.

Call for discussion of motion. There was limited discussion.

The motion Action: passed unanimously 6-0 in favor

COMMISSIONER COMMENTS: Ms Anderson commented on the parking in Old Bisbee and how her former parking spot eventually fell into Brewery Gulch. Mr McPartlin commented on how the Commission has taken concrete steps toward creating the opportunity of affordable housing with the alternative lodging and parking amendments. The Commission commended Mr Esparza for his professional work for the Commission. Mr Dennis commended the Commission on establishing and meeting their goals for the year **FUTURE AGENDA ITEM SUGGESTIONS** ; Mr. Dennis asked for the amendments to the zoning matrix and amending the procedures and criteria for rezoning and Special Use Permits. . Mr Apel recommended minor change to the Zoning Code referencing that the Applicants must meet all requirements of the application instead of loading the code with the requirements. He proposed revising the Special Use Applications as he had done with the rezoning application.

Adjournment, 7:55?