



PLANNING AND ZONING COMMISSION MEETING

LIBRARY PROGRAM ROOM
808 S 7th AVENUE, SAFFORD, ARIZONA
Monday July 19, 2021
5:30 PM

MINUTE RECORD

COMMISSIONERS PRESENT: Tracey O'Donnal, Chairperson; Jerry Hancock, Commissioner; Lee Patterson, Commissioner, Ed Ragland, Commissioner, John Figueroa, Commissioner, James Moser, Vice-Chair

STAFF PRESENT: Susan Anderson, Planning & Community Development Director; Jennifer Surber, Administrative Assistant; Mohamed Abdelmottelb, IT Specialist

OTHERS PRESENT: Keith Payne

1. **WELCOME AND CALL TO ORDER:** called the meeting to order at 5: 30 p.m.
2. **ROLL CALL:** Chairperson O'Donnal, Vice-Chair Moser, Commissioner Patterson, Commissioner Hancock, Commissioner Figueroa and Commissioner Ragland were in attendance.
3. **PUBLIC COMMENT ON AGENDA:** None
4. **MINUTES:** It was motioned by Commissioner Patterson, seconded by Commissioner Ragland and carried unanimously to approve minutes of the June 21, 2021 Planning and Zoning Commission Meeting.
MOTION ADOPTED
5. **STAFF PRESENTATION:** The Planning & Community Development Department is in receipt of a rezone application from Keith Payne for Graham County parcel #'s 101-21-051J and 101-21-087. The rezone request is from A-R Agricultural Residential to R1-10 Single-Family Residential.

Parcel # 101-21-051J consists of .94 acres and Parcel # 101-21-087 consists of 1.37 acres. Both properties are located directly to the north of El Paso Park and front on S. 14th Avenue.

The purpose of the R1-10 Single-Family Residential District is to “promote and preserve urban single-family residential developments on lots with a minimum area of ten thousand (10,000) square feet. The principal use permitted in this zoning district is single-family dwelling with customary accessory buildings and uses.”

NEIGHBORHOOD MEETING: Per Zoning Ordinance Section 17.20.020, the applicant is required to hold a neighborhood meeting on the rezoning prior to going before the Planning and Zoning Commission. A meeting notice along with the rezoning application was mailed to all property owners within 150 feet of the property. The meeting was held on June 17, 2021 at 5:30 p. m. at the Safford Annex Building. There were no members of the general public that attended the meeting.

GENERAL PLAN: Zoning Ordinance Section 17.20.020 D states that “all amendments to this title shall be made in accordance with the General Plan. It is public policy that this title shall not be amended unless it can be shown that the changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this title.”

The purpose of the Zoning Ordinance is to “promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development within the city in accordance with the general plan...”

Goal #5 of the General Plan Land Use and Character Area Element states “allow sufficient land for future growth in an efficient and sustainable manner.”

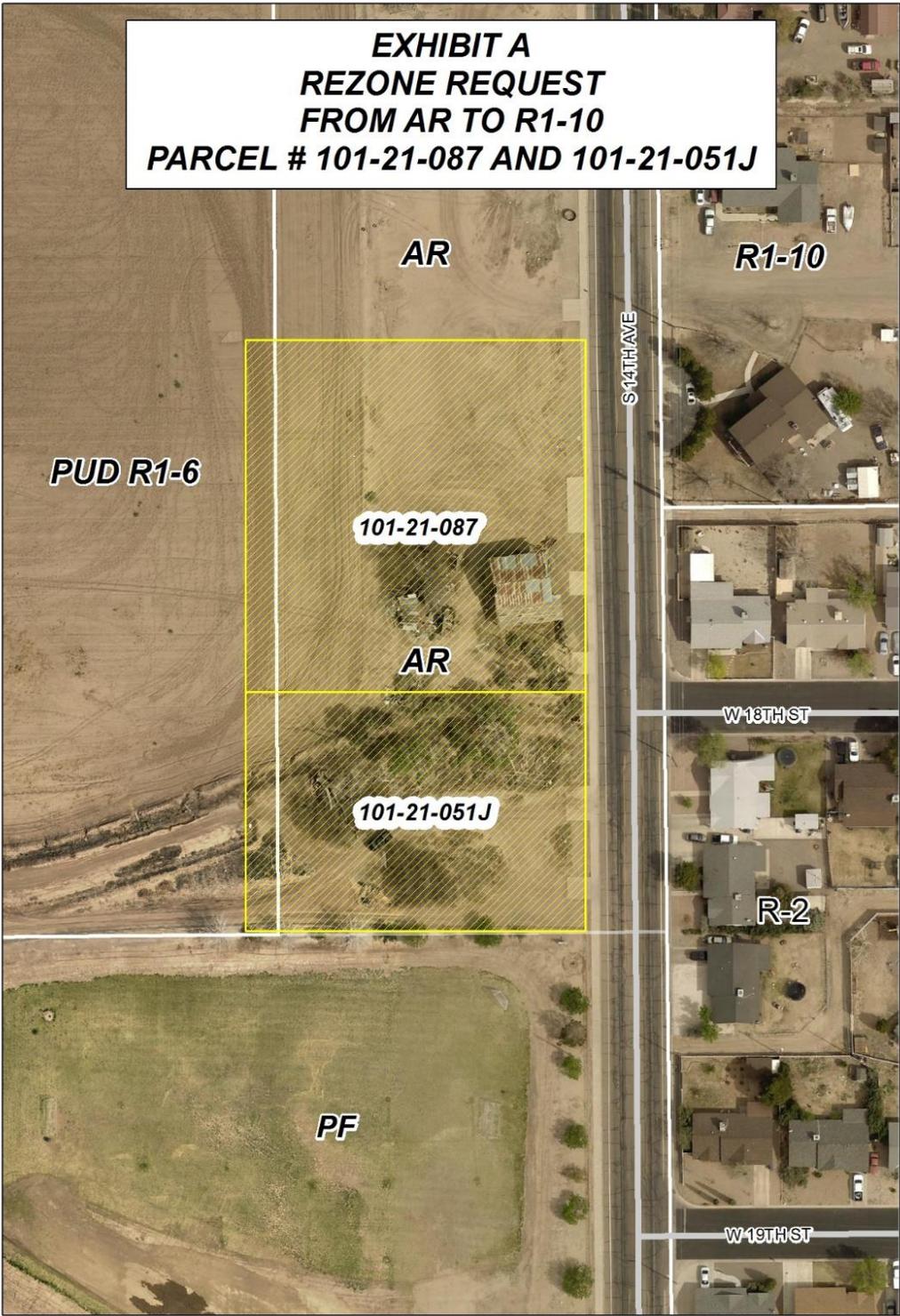
Goal #14 of the General Plan Land Use and Character Area Element states “support infill, land uses, strategies, and programs that enhance Safford’s existing neighborhoods and increase the quality of life of Safford’s residents.”

RECOMMENDATION: Staff is recommending that the Planning & Zoning Commission recommend City Council to rezone Graham County Parcel # 101-21-051J and # 101-21-087 from A-R Agricultural Residential to R1-10 Single-Family Residential for the following reasons.

1. The rezone request is in conformance with General Plan Land Use and Character Area Element Goal #5 and Goal #14.
2. The rezone is compatible with nearby residential properties.

Aerial View of Property

**EXHIBIT A
REZONE REQUEST
FROM AR TO R1-10
PARCEL # 101-21-087 AND 101-21-051J**



Legend

- Subject Parcels
- City Zoning



6. **PUBLIC HEARING:** The Chairperson will close the regular meeting and open the Public Hearing. Pursuant to Section 17.20.050 of the City of Safford Municipal Code and Arizona Revised Statutes § 431.01, the Planning and Zoning Commission will conduct a public hearing for the purpose of taking public comments relating to the text amendment.

6.1 **PUBLIC COMMENTS:** None.

6.2 **CLOSE PUBLIC HEARING:** It was motioned by Commissioner Patterson, seconded by Commissioner Hancock and carried unanimously to close the public hearing and enter into regular session.

7. **REZONE DISCUSSION AND ACTION BY THE PLANNING AND ZONING COMMISSION:**
Commissioner Ragland Although the lots are not the exact same size are they 10,000 sq ft?

Susan Anderson The current lots are about an acre. The minimum requirement for R-10 is 10,000 sq ft so if rezoned he can split.

Chairperson O'Donnal They both combined are about 2.8 acres. One this rezoning is approved anything can happen to the property. Currently as it stands there is room for 1 residential per lot so I'm assuming the purpose of this rezone is because there are plans to develop and split the parcels. On 18th Street to 14th Avenue, if it were to be split, I am just wondering what types of roads would come about. I am sure they would all have to be reviewed and a plat approved. I would like to speak to the applicant.

Susan Anderson A piece of property that is less than 2.5 acres can be split into 3 lots. That is what the current Arizona Revised Statutes states. If the lots are facing onto 14th Avenue, then they would have public access to a public right of way. There has been talk between the Public Works Director and the applicant about potentially having some right of way that would be the continuation of 18th Street. That is completely voluntary on behalf of the applicant's part. Those negotiations are ongoing. The purpose of that would be to access the parcel that is to the west of El Paso Park. The applicant's request at this time is only for the rezone. If it is PUD (Planned Unit Development) that would have a set plan for a subdivision that has to go through the public process and be approved by Planning & Zoning Commission and the City Council. For these particular parcels, if they have access to 14th Avenue they would be able to split up those parcels. One parcel could be 3 parcels and the other could be 3 parcels. As long as they meet the minimum lot width requirement and minimum lot size.

Keith Payne We recently bought this property last year and the purpose we have for this property is we plan on building a home for family there and possibly splitting off one or two lots off of what is remaining for other homes. Also going thru there and cleaning up that area next to that park.

Commissioner Ragland Have you spoke with public works about egress? Is the park going in next to you going to create any problems?

Keith Payne At this point it is not. We did talk about the possibility of putting a right of way through there with 18th Street coming thru. Might put a couple of lots on that side of the street and put ours on the other side.

Commissioner Ragland and Commissioner Patterson like the idea of cleaning up the area.

Commissioner Hancock Question for applicant, it is currently zoned AR – Agriculture. Would there be a possibility that you would want animals and would keep on parcel AR? On AR you can do more on the parcel then R1-10.

Keith Payne My wife and I talked about that and if later we decide to we would have to come back and rezone in the future.

Chairperson O'Donna So the reason for the rezone is to open the possibility for splitting the parcel to the 10,000 sq ft. which conforms with property on east. A rezone would make it conforming to the neighboring property. Just a reminder once the rezone is approved anything that is allowed in that zoning can happen. I think it is good for the community for potential growth as stated in the general plan. I do like the idea of potentially 18th Street going thru but that is something is would need to be negotiated later. I think that would promote more growth.

Commissioner Patterson That would be potential growth for that area and 18th Street access is a plus.

Commissioner Figueroa Just reminder the El Paso Park could be a problem in the future. The lights, noise, parking.

Commissioner Patterson Even if the lots are split to 5, it will be better than as it stands now.

Susan Anderson There are two lots there each individual lot can become 3 separate lots.

Chairperson O'Donna Currently for development you could only split 5. Cannot split being AR. This rezone is to be able to split the parcels.

Susan Anderson Correct. As both of those lots stand, they could not be split into anything smaller because one lot is smaller than 1 acre. For clarification we have AR zoning that is one acre minimum and the next zoning that is smaller is 10, 000 sq ft basically 4 units per acre. We don't have anything in between in our zoning regulations. So if you wanted to do something smaller than 1 acre minimum 10,000 sq ft minimum. It doesn't mean the lots will be 10,000 they could be 15,000, 20,000,25,000, 30,000. That is the way our code is written.

Commissioner Hancock The property west of the parcel owned by Langley Farms, are they going to put in homes in the near future?

Susan Anderson We had conversation with Eric Swanson from Langley Farms but nothing yet. They are a property holder company and they would find a developer that would move forward.

Commissioner Hancock The reason I ask is because sometimes that property needs to be cleaned up. Is there something Planning & Zoning can do?

Susan Anderson We have code enforcement. Letters are sent to property owners.

Commissioner Patterson I think that Mr. Payne starting maybe we will see more people wanting to invest in that area. There is plenty of are for growth.

It was motioned by Commissioner Patterson, seconded by Commissioner Ragland and carried unanimously that the Planning and Zoning Commission recommend that the City Council rezone Graham County Parcel # 101-21-051J and # 101-21-087 from A-R Agricultural Residential to R1-10 Single-Family Residential for the following reasons:

1. The rezone request is in conformance with General Plan Land Use and Character Area Element Goal #5 and Goal #14.
2. The rezone is compatible with nearby residential properties.

MOTION ADOPTED

8. **PROJECT UPDATES AND ANNOUNCEMENTS:**

Assisted living facility – current owners plan to market the property for sale with the plans. Would have to reapply for conditional use permit since it has expired.

Dorothy Stinson - all bids have expired so project will have to go out to bid again. Bids are going to be higher because of circumstances. They will have to go back and get more money from the legislature to fund project.

Susan Anderson is retiring.

Applicants for commission vacancy - we have received 3 applicants. We will wait one more week then forward to Mayor Kouts for a selection.

9. **CALL TO THE PUBLIC – NON-AGENDA ITEMS:** None.

10. **NEXT SCHEDULED MEETING:** Monday, August 16, 2021.

11. **ADJOURN:** It was motioned by Commissioner Ragland, seconded by Commissioner Patterson and carried unanimously to adjourn the meeting at 6:06 p.m.

MOTION ADOPTED

APPROVED:

Tracey O'Donnal, Chairperson
Planning & Zoning Commission

ATTEST:

Jennifer Surber, Administrative Assistant
Planning & Community Development

STATE OF ARIZONA)
) ss

County of Graham)

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the Meeting of the Safford Planning & Zoning Commission, located in Safford, Graham County, Arizona, held Monday, July 19, 2021 and approved at a Planning & Zoning Commission Meeting on Monday, August 16, 2021. I further certify the meeting was duly called, held and that a quorum was present.

Date

Jennifer Surber, Administrative Assistant

DRAFT