



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

**May 19, 2011, 6:30 pm**

**Action Agenda**

***THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.***

**6:30 pm Call To Order By Chairman Apel.**

**Roll Call:**

<b>Mark Apel, Chair</b>	<b>Present</b>
<b>Judy Anderson</b>	<b>Present</b>
<b>Larry Borger</b>	<b>Present</b>
<b>Douglas Dunn</b>	<b>Present</b>
<b>Britt Dveris, Vice Chair</b>	<b>Present</b>
<b>Allen Moore</b>	<b>Excused</b>
<b>Jerry Stafford</b>	<b>Excused</b>

**John Charley, Community Development Director  
Robert Mesquit, Building Inspector**

**Approval of previous minutes Approval of the Minutes Dated April 21, 2011 - Call for motion to approve last meeting's minutes.**

**MOTION TO APPROVE MINUTES BY COMMISSIONER DVERIS. SECOND BY COMMISSIONER BORGER. MOTION APPROVED 4-0. COMMISSIONER ANDERSON ABSTAINED.**

**CALL TO THE PUBLIC** – Ask if any member of the public wishes to speak about Planning and Zoning Issues NOT on this agenda. **NO ACTION REQUIRED.**

## **New Business**

### **Item 1.**

#### **Discussion and Possible Recommendation to Mayor and City Council Concerning an Amendment to the Zoning Code Article 8, Parking and Loading with the addition of section 8.7 *Historic District Temporary Exemption***

In an effort to promote economic development and modify minimum parking requirements for the commercial properties in the Bisbee Historic District, city staff has drafted section 8.7 *Historic District Temporary Exemption* for addition to the Bisbee Zoning Code. The exemption will only apply to existing commercial structures and be limited to a two year period.

- Call for Planning Directors report – **John Charley**
- Call for applicant statement – **Mark Apel**
- Declare public hearing open – **Mark Apel**
- Call for public comment for or against – **Mr. Dale Fountaine, Bisbee resident and business owner stated capital investment in Bisbee now doesn't make solid investment sense. We have a decrease in tourism and residents and in two years there won't be much growth. He spoke in favor of passing the Amendment to encourage development.**
- Call for applicant rebuttal - **None**
- Declare public hearing closed - **Mark Apel**
- Call for Commission discussion (May ask applicant questions) - **None**
- Call for City Staff recommendations - **John Charley, Recommend to Approve Amendment**
- Call for motion – **Mark Apel**
- Call for discussion of motion – **Mark Apel**
- Call for Vote – **Mark Apel**

**MOTION TO INCLUDE THE ENTIRE BISBEE HISTORIC DISTRICT OVERLAY ZONE AND NOT JUST THE 1980 COMMERCIAL SURVEY BY COMMISSIONER BORGER. SECOND BY COMMISSIONER DUNN. ROLL CALL MOTION APPROVED 5-0.**

**MOTION TO MODIFY LANGUAGE IN PROPOSED ORDINANCE TO INCLUDE RESIDENTIAL TYPE DEVELOPMENT IN COMMERCIAL DEVELOPMENTS AND EXEMPT FROM REQUIREMENTS BY COMMISSIONER ANDERSON. SECOND BY COMMISSIONER BORGER. ROLL CALL MOTION APPROVED 4-1 WITH COMMISSIONER DUNN VOTING NAY.**

**Item 2.**

**Discussion and Possible Recommendation To City Staff Concerning Amendments to the City Zoning Code Article 8, *Parking and Loading* as it Relates to Minimum Parking Requirements for New Single Family Homes in the Bisbee Historical District**

In recognizing the unique land use challenges found in the Bisbee Historic District as they relate to meeting the minimum parking requirements city staff is proposing a two year suspension of the minimum parking requirements for new single family homes in the R-1 zone. **DISCUSSION ONLY. NO ACTION TAKEN.**

**Public Comment:** Sandy Upson, Bisbee resident, inquired about non-conforming use after one year reverting to original zoning level. He also felt the parking issue has been a long term concern especially in downtown Bisbee and wondered if residents in general had approved of the possible residential moratorium. He encouraged the Commission to keep commercial and residential issues separate. Lastly, he indicated that a disincentive could be good in residential areas as it would increase the chance of homes being rehabilitated instead of demolished and new homes constructed.

**Commissioner's Comments:** Commissioner Borger would like to see a separate item for "potential future agenda topics" included regularly.

**Planning Directors Report:** John Charley thanked the Commission for working so hard to resolve the issue of parking regulations.

**Adjournment:**

**MOTION TO ADJOURN BY COMMISSIONER DVERIS. SECOND BY COMMISSIONER DUNN. MOTION APPROVED 5-0. MEETING ADJOURNED AT 8:10PM.**