

COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
June 13, 2018
REGULAR MEETING at 4:00 p.m.

1. 4:00 P.M. - CALL TO ORDER

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Chairman Greene admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. Chairman Greene explained the consequences of a potential tie vote and the process for approval and appeal.

- 2. ROLL CALL** Chairman Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; eight Commissioners (Jim Martzke, Carmen Miller, Gary Brauchla, Patrick Greene, Kim DePew, Wayne Gregan, Tom Borer, Pat Edie) indicated their presence. Staff members present included; Daniel Coxworth, Development Services Director; Paul Esparza, Planning Manager, Kristine Roberts, County Attorney's Office; Peter Gardner, Planner II; and Robert Kirschmann, Planner II.

3. APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion: Approve minutes of the May 9, 2018 meeting. **Action:** Approve

Moved by: Ms. Edie. **Seconded by:** Ms. Miller

Vote: Motion passed (**Summary:** Yes = 8, No = 0, Abstain 0)

Yes: Mr. Martzke, Mr. Borer, Ms. DePew, Ms. Miller, Mr. Greene, Mr. Gregan, Mr. Brauchla, and Ms. Edie

No: 0

Abstain: 0

4. CALL TO THE PUBLIC – CALL TO THE PUBLIC

None

5. ACTION

None

6. PUBLIC HEARING

Item 1 – Old Business –Public Hearing – SU-18-05 (Campos)

The Applicant requests Special Use Authorization to establish a campground, yoga studio and related activities. The concept plan includes three tents and two earthbag domes (each less than

200 square feet), Restroom/shower building, a 2,500 square foot Yoga/meditation/retreat room, Art studio, chicken coop, greenhouse and a single family home. Guest lodging (607.01), Personal/Professional Services (607.26) and Recreational Facilities (607.08) are allowed subject to the approval of this Special Use request. The 20 acre site is on parcel 104-84-028B on E Javelina Trail, west of Paloma Trail.

Chairman Greene introduces the project and calls for Planning Directors report. Mr. Kirschmann presented a PowerPoint presentation which is preserved in the file.

Mr. Gregan questioned if the majority of the names on the petition were from outside the area. Mr. Kirschmann stated that question may be more appropriate addresses to the neighbors, but there were names noted by Staff that were outside the area.

Ms. Julie Campos addressed the Commission providing her experience and educational background and why she chose the location. She addressed concerns expressed by Staff and the neighbors.

Chairman Greene opened public hearing.

Mr. Chuck Cunningham spoke in opposition to the plan citing the Southern San Pedro Valley Area Plan.

Mr. James Bonilla spoke in favor of the request and addressed concerns about permaculture

Ms. Evette Cunningham spoke in opposition to the request citing the zoning regulations and how this use is not appropriate.

Ms. Donna Pulling spoke in favor of the request citing Open Space, the General Plan, Southern San Pedro Valley Area Plan and compliance with evaluation criteria.

Mr. Peter Natwick spoke in opposition regarding vehicle trips per day and water usage.

Mr. Shane Scantlebury spoke in opposition to the project citing the way it would affect their quality of life.

Mr. Ron DiMarco spoke in opposition citing rural lifestyle and traffic concerns.

Ms. Linda DiMarco spoke in opposition to the request utilizing a PowerPoint presentation, stating that a commercial business is not appropriate in a residential area.

Ms. Jean Howe, speaking from a PowerPoint Presentation, spoke in opposition citing how this will impact water and the environment.

Ms. Sandra Jean spoke in opposition to the request citing the impacts to county living.

Mr. Jack Muchler, speaking from a PowerPoint presentation, spoke in opposition to the request citing medical experts and the medical value of Yoga on PTSD.

Ms. Campos returned to address the concerns raised by the speakers.

Chairman Greene closes the public hearing and calls Commission discussion.

Chairman Greene asks applicant if she will close for monsoon. Ms. Campos stated that she will be closed during the monsoon and confirmed the months may need to be modified.

Mr. Gregan asks about yoga class schedule and retreat. Ms. Campos responds to Mr. Gregan's questions stating that she was willing to compromise as stated at the last meeting.

Chairman Greene asks what the max occupancy is. Ms. Campos stated her average class is 10 people.

Chairman Greene called for director's summary and recommendation.

Mr. Kirschmann presents staff recommendation.

Motion: Approve the Docket with the conditions and modifications as recommended by Staff

Moved by: Mr. Gregan **Seconded by:** Mr. Martzke

Vote: Motion failed (**Summary:** Yes = 1, No =7, Abstain =0)

No: Jim Martzke, Kim DePew, Patrick Greene, Wayne Gregan, Gary Brauchla, Carmen Miller, Pat Edie.

Yes: Tom Borer

Abstain: 0

The motion failed, and the Docket is not approved.

Item 2 –Public Hearing – SU-18-12 (Supplee)

The Applicant requests Special Use Authorization to legitimize an existing six space Recreational Vehicle Park. The Park specializes in the needs of equestrian travelers. The site includes a variety of amenities including corrals, pastures, other horse related features, pit barbecue, firepit, and Library/reading room. Section 607.02 permits Recreational Vehicle Parks that are designed to ensure that the park fits into the rural landscape. The 20.05-acre parcel, 114-01-097A is located at 3651 E. Doe Ranch Road outside of Pearce.

Chairman Greene introduces the project and calls for Planning Directors report. Mr. Kirschmann presented a PowerPoint presentation which is preserved in the file.

Chairman Greene asks question about dry camping. Mr. Kirschmann stated that one RV space will be dry, but no dry camping/tents are proposed. Chairman Greene asked how long the business has been in operation? Mr. Kirschmann responded that per Google images since at least 2013. He asked why no Special Use was obtained by the Applicant. Mr. Kirschmann responded that the Applicant did not believe he needed a Special Use.

Mr. Charles Supplee addressed the Commission. Stating he had nothing further to add except that he thought the RV Park was covered with the Commercial Stables.

Chair Greene opens and closes the public hearing with no public comments.

Ms. DePew asked if there will be dry camping tent camping onsite. Mr. Supplee stated there will be no dry tent camping.

Ms. Edie praised the applicant for providing accommodations for horses.

Chairman Greene calls for director's summary and recommendation.

Motion: Approve the Docket with conditions and modifications as recommended by staff.

Moved by: Mr. Edie **Seconded by:** Mr. Martzke

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain =0)

Yes: Jim Martzke, Kim DePew, Patrick Greene, Wayne Gregan, Gary Brauchla, Carmen Miller Pat Edie, and Tom Borer

No: 0

Abstain: 0

Item 3 –Public Hearing – SU-18-11 (SBA Tower Moson)

The Applicant requests a Special Use Authorization to approve a 150-foot tall, self-supporting wireless communications tower. The 4.14-acre site, 107-62-005F, is located at the northeast corner of S. Moson Road & E. Ford Rules Road and is zoned RU-4. In a rural zoning district, towers greater than 30-feet in height require Special Use Authorization.

Chairman Greene introduces the project and calls for Planning Directors report. Mr. Gardner presented a PowerPoint presentation which is preserved in the file.

The applicant Alex Novak addressed the Commission, providing background information on the project.

Chairman Greene opens public hearing.

Mr. Harry Brown spoke in opposition, citing concerns about the tower blocking mountain views and impacting property values.

Mr. Novak responded to the speakers concerns.

Chairman Greene closes the public hearing.

Mr. Gregan request information about why this type of tower. Mr. Novak responded that the type of tower is dictated by the height.

Ms. Depew asks about additional easement adjacent to Ford Rules Road. The right-of way department would not allow that access so close.

Chair Greene called for director's summary and recommendation.

Motion: Approve the Docket with conditions and modifications as recommended by staff.

Moved by: Mr. Martzke **Seconded by:** Mr. Borer

Vote: Motion passed (**Summary:** Yes = 7, No =1, Abstain =0)

Yes: Jim Martzke, Kim DePew, Patrick Greene, Wayne Gregan, Gary Brauchla, Pat Edie, and Tom Borer

No: Carmen Miller

Abstain: 0

7. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

Reaves rezoning denial was upheld by the Board of Supervisors.

**Next P&Z Commission meeting
July 11, 2018**

8. CALL TO COMMISSIONERS ON RECENT MATTERS.

Mr. Gregan requested that the wireless connection time can last longer.

9. ADJOURNMENT

Chairman Greene adjourned meeting at 6:32PM