

# DRAFT

## PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, November 14, 2018

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, November 14, 2018 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

**Present:** Wayne Gregan, Vice Chair; Tom Borer, Member; Kim DePew, Member; Patrick Greene, Chairman; Pat Edie, Member; Gary Brauchla, Member

**Absent:** Nathan Watkins, Member; Jim Martzke, Member; Carmen Miller, Member

**Staff Present:** Daniel Coxworth, Development Services Director

Paul Esparza, Planning Manger

Elda Orduno, Deputy County Attorney

Peter Gardner, Planner II

Robert Kirschmann, Planner II

**Attendees:** John Paul Contreras, Applicant, Z-17-07 (Contreras)

Lisa Wall, Opponent Z-18-07(Contreras)

Chairman Greene called the meeting to order at 4:00 p.m.

**ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

**PLEDGE OF ALLEGIANCE**

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

---

1. **CALL TO ORDER**
2. **ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
3. **APPROVAL OF THE PREVIOUS MONTH'S MINUTES**

Commissioner Edie noted that the minutes included a motion for the Work Session held on the Subdivision Regulations and that Mr. Kirschmann made the necessary corrections.

Motion by Member Pat Edie, Second by Vice Chair Wayne Gregan

**Vote:** 5 - 0 Approved

4. **CALL TO THE PUBLIC** – Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission’s jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

There were no members of the public requesting to speak

5. **ACTION**

6. **PUBLIC HEARING**

1. Z-18-09 (Contreras)The Applicant is requesting to rezone an approximately 9,000 square foot lot from R-18 (Residential, one dwelling per 18,000 square feet to R-9 (Residential, one dwelling per 9,000 square feet. In addition, Cochise County Development Services is requesting to extend this rezoning to include ten (10) additional parcels for a total of approximately 5.26 acres

Mr. Kirschmann presented a PowerPoint presentation which is preserved in the file.

Commissioner DePew requested and received confirmation that there is access to the parcel.

Commissioner Edie asked where the house of the opposition is located. Mr. Kirschmann confirmed the parcel is currently vacant.

Mr. Jon Paul Contreras, Applicant addressed the Commission stating that he believed he would be able to construct a home based on the surrounding development.

Ms. Lisa Wall addressed the Commission, stating she is in opposition based on an existing RV in close proximity to her parcel, water and roads.

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

8. **CALL TO COMMISSIONERS ON RECENT MATTERS.**

9. **ADJOURNMENT**

Chairman Greene adjourned the meeting at 4:28 p.m.

APPROVED:

---

Patrick Greene, Chairman

ATTEST:

---

Daniel Coxworth, Development Services Director