

# DRAFT

## PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, December 12, 2018

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, December 12, 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; Nathan Watkins, Member; Patrick Greene, Chairman; Gary Brauchla, Member; Carmen Miller, Member

Absent: Pat Edie, Member; Jim Martzke, 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

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

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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**

Motion by Vice Chair Wayne Gregan, Second by Member Tom Borer

**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.

5. **ACTION**

6. **PUBLIC HEARING**

1. SU-18-10 (Baker) The Applicant requests Special Use Authorization to establish art and permaculture facilities to include: classrooms, outdoor stage, covered outdoor kitchen, restrooms, offices, parking, greenhouses, gardens, and other related structures and activities, outside of Bisbee.

Motion by Vice Chair Wayne Gregan, Second by Member Tom Borer

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

Mr. Brauchla asked if utilities were located onsite. Mr. Kirschmann responded that the site will be off grid.

Applicant, Ms. Ashley Baker spoke on the application.

Ms. Billy Joan Powers expressed concerns about safety to her cattle and ranchers due to improper fencing. She requested a legal fence be installed prior to construction.

Mr. Hugh Lockridge concerned about traffic and the condition of the road.

Ms Baker responded to neighbor and Commission concerns and questions.

Commissioner Watkins, amended motion that a condition be added that prior to any construction a proper fence shall be installed.

**Vote:** 7 - 0 Approved

2. Z-18-10 (Dattellas) The Applicant is requesting a rezoning from R-36 (Residential; one dwelling per 36,000 square feet) to R-18 (Residential; one dwelling per 18,000 square feet)

Motion by Vice Chair Wayne Gregan, Second by Member Nathan Watkins

Mr. Gardner presented a PowerPoint presentation that is preserved in the file.

The Applicant was not present and the Commission moved to continue the item to the January 9, 2018 meeting.

**Vote:** 7 - 0 Approved

3. Z-18-11 (Fischer) The Applicant is requesting a rezoning from NB (Neighborhood Business) to MH-72 (Multiple Household Residential; one dwelling per 7,200 square feet)

Motion by Member Tom Borer, Second by Vice Chair Wayne Gregan

The Applicant was not present and the Commission moved to continue the item to the January 9, 2018 meeting.

**Vote:** 7 - 0 Approved

4. SU-18-14 (St Jude Alternative Healing) - A request to permit outdoor Medical Marijuana Cultivation west of Douglas

Motion by Vice Chair Wayne Gregan, Second by Member Gary Brauchla  
Mr. Gardner presented a PowerPoint presentation that is preserved in the file.

The Applicant Julia Patten, requested Mr. Vince Rabago speak on her behalf. Mr. Rabago spoke to the Application.

Ms. Rebecca M Woolery, Mr. Lawrence Shelva, Mr. Charles Glock, Mr. David Thompson, Ms. Nancy Cooper spoke in opposition to the request.

The Commission asked questions of the applicant.

**Vote:** 0 - 7 Disapproved

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 6:02 p.m.

APPROVED:

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Patrick Greene, Chairman

ATTEST:

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Daniel Coxworth, Development Services Director