

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING HELD ON  
Wednesday, June 12, 2019**

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, June 12, 2019 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Wayne Gregan, Vice Chair; Kim DePew, Member; Nathan Watkins, Member; Patrick Greene, Chairman; Jim Martzke, Member; Gary Brauchla, Member

Absent: Pat Edie, Member; Carmen Miller, Member

Staff Present: Daniel Coxworth, Development Services Director  
Peter Gardner, Planner II  
Robert Kirschmann, Planner II  
Christine Roberts, Deputy County Attorney

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).

1. **APPROVAL OF THE PREVIOUS MONTH'S MINUTES**

Motion by Member Jim Martzke, Second by Member Nathan Watkins

**Vote:** 6 - 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. Z-19-04 (Womack) Request to Rezone 40 acres from R-36 to RU-4.

Motion by Member Jim Martzke, Second by Vice Chair Wayne Gregan Mr. Kirschmann presented a PowerPoint presentation that is preserved in the files.

Commissioner Gregan questioned and received confirmation that the property could be rezoned in the future.

Commissioner Brauchla asked questions regarding the impacts of the opt out on potential future property owners.

The Applicants spoke in reference to their application and answered questions of the Commission in reference to their intention of the property and the Opt-out option.

Chair Gregan opened and closed the Public Hearing with no request to speak.

**Vote:** 6 - 0 Approved

2. R-19-01 (Foreclosure Registry) Amendment to the Cochise County Zoning Regulations adding Article 25 Foreclosure Registry, and amendments to Article 2 Definitions.

Motion by Member Jim Martzke, Second by Vice Chair Wayne Gregan Mr. Coxworth presented a PowerPoint presentation on the matter.

Commissioner Gregan questioned Section 25.0102 and whether the lender is paying the property taxes.

Commissioner Brauchla asked about owner carry properties. Mr Coxworth stated this does not apply to those properties. He also asked about how the lenders will know about this process. Mr. Coxworth stated that other jurisdictions already have these in place and will call the County to register with us.

Chair Greene opened and closed the public hearing with no members wishing to address the Commission.

**Vote:** 6 - 0 Approved

3. R-19-02 (Subdivision Regulations) Staff is requesting to repeal and replace the Cochise County Subdivision Regulations. Amendments to the Subdivision Regulations include: Updating the regulations to conform with current Arizona Revised Statutes; Removing the Minor Expedited Subdivision option as well as the review of tentative plats by the Planning and Zoning Commission; Minor alterations to the Conservation Subdivision article, and performing clerical revisions to reflect current practices. In addition, the document has been reformatted.

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke Mr. Gardner presented a PowerPoint presentation saved in the files

Chairman Greene opened and closed the public hearing with no members of the public requesting to speak.

**Vote:** 6 - 0 Approved

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

**Vote:** 6 - 0 Approved

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

9. **ADJOURNMENT**

Chairman Greene adjourned the meeting at 4:54 p.m.

APPROVED:

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Patrick Greene, Chairman

ATTEST:

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Daniel Coxworth, Development Services Director