

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, December 11, 2019

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, December 11, 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; David Koch, Member; Kim DePew, Member; Nathan Watkins, Member; Pat Edie, Member

Absent: Patrick Greene, Chairman; Jim Martzke, Member; Gary Brauchla, Member; Carmen Miller, Member

Staff Present: Christine McLachlan, Planner II
Robert Kirschmann, Planner II

Vice-Chairman Gregan 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

CALL TO ORDER

ROLL CALL (Introduce Commission members and explain quorum and requirements for taking legal action).

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Pat Edie, Second by Member Nathan Watkins

Vote: 4 - 0 Approved

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.

PUBLIC HEARING

1. Docket SU-19-10 (Wilson Raceway) The Applicant requests a Special Use Authorization to approve a phased dirt racetrack including bleachers, ticket booth, concessions, restrooms, storage containers, lighting, and associated improvements.

Mr. Douglas Adams spoke in opposition to the request, citing dust, noise and incompatibility with his development plan.

The Planning Commission continued the item to the January 8, 2020 meeting.

2. Docket Z-19-07 & CP-19-02 is a County-initiated request for a concurrent rezoning and Comprehensive Plan map amendment of five parcels. This request is a land use map designation amendment from Neighborhood Conservation (NC) to Developing (DEV) and a rezoning from MH-72 (Mobile Home Residential; one dwelling per 12,000 square feet) to General Business (GB).

Ms. McLachlan presented a PowerPoint presentation that is preserved in the files.

Commissioner DePew asked why the County is the Applicant. Ms. McLachlan responded that it is a strategic corner and multiple property owners, including out of state owners.

Commissioner Watkins asked and received confirmation that the County was the Applicant.

Commissioner Koch asked about what happens to the residents currently living onsite. Ms. McLachlan responded that they are currently being rented and would be determined by the owners of the properties.

Vice-Chairman Gregan asked why the County is the applicant for this project citing that earlier in the year Mr. Coxworth brought forward a fee increase, that these property owners did not have to pay.

Mr. Kirschmann reminded the Commission of the rezoning of the ranch next to the Solventix solar project in Benson.

Motion by Member David Koch, Second by Member Nathan Watkins

Vote: 2 - 3 Disapproved

AYE: Member Nathan Watkins

Member Pat Edie

3. Docket R-19-06 (Permit Exemptions-Solid Walls) a request to amend Article 17, Specifically Section 1704.01.N

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

Vice-Chairman Gregan suggested that we require an informational permit for all wall and fences as most folks will not know that they are in a flood zone.

Mr. Kirschmann responded that these guidelines will hopefully help the customer ask necessary questions and provide guidance to the front line staff.

Motion by Member Kim DePew, Second by Member Pat Edie

Vote: 5 - 0 Approved

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

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Vice-Chairman Gregan adjourned the meeting at 4:51 p.m.

APPROVED:

Wayne Gregan, Vice-Chairman

ATTEST:

Daniel Coxworth, Development Services Director