

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION VIRTUAL MEETING HELD ON Wednesday, DECEMBER 9, 2020

A virtual board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, DECEMBER 9, 2020 at 4:00 p.m.

Present: Wayne Gregan, Vice Chair; David Koch, Member; Kim DePew, Member; Patrick Greene, Chairman; Jim Martzke, Member; Gary Brauchla, Member; Nancy Welch, Member; Gerry Gonzalez, Member

Absent: Nathan Watkins, Member

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

Attendees: Raymond Selves, Public
Tim Jordan, Public
Charles McChesney, Public
Michael Gallego, Applicant
Dustin Thompson, Applicant
Mathew Walsh, Fort Huachuca
Heidi Malerchik, Fort Huachuca
Derek Fromm, Applicant
David Butts, Public
Maureen McBride, Public
Mario Hernandez, Public
Jim Behren, Applicant
Valeria Simon, Application

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

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

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 Vice Chair Wayne Gregan, Second by Member Jim Martzke

Vote: 7 - 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 Z-20-13 (Simon)The applicant seeks to rezone two parcels totaling 28 acres from RU-2 (Rural; one dwelling per 2 acres) to RU-4 (Rural; one dwelling per four-acres). The parcel was conditionally rezoned from RU-4 to RU-2 in 2006 to subdivide the property. The conditions have not been met, and the applicant seeks to revert the zoning to RU-4. 106-15-020G and 020H are located south in the Babocamari, south of KC Williams Lane. The Applicant is Valeria Simon.

Motion by Member Jim Martzke, Second by Member Gary Brauchla

Vote: 8 - 0 Approved

2. Docket SU2A-97-08 (Pieper Farms), a request for Special Use modification to allow an expansion and an existing potato processing facility.

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke

Vote: 8 - 0 Approved

3. Docket SU-20-15 and SU-20-16 (Clenera Solar North and South) The applicant requests two separate Special Use Authorizations to construct a 560 acre and a 540 acre utility scale solar power generation facilities located on an approximately 10,870 acre parcel.

Motion by Vice Chair Wayne Gregan, Second by Member Gary Brauchla SU-20-15 (Clenera Solar North)

Vote: 4 - 3 Approved

NO: Vice Chair Wayne Gregan
Member Gerry Gonzalez
Member Nancy Welch

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke SU-20-16
(Clenera Solar South)

Vote: 4 - 3 Approved

NO: Vice Chair Wayne Gregan
Member Gerry Gonzalez
Member Nancy Welch

4. Docket SU-20-17 and Z-20-14 (Bella Vista Solar) A request for a special use authorization to approve the construction of approximately 125-140 acres of solar panels and associated equipment on 232 acres of land (SU-20-17). A request to rezone the property from R-36 (Residential, one dwelling per 36,000 square feet) to RU-2 (Rural, one dwelling per 2 acres) (Z-20-14).

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke A Motion was approved to continue the item to the January 13, 2021 Planning and Zoning Commission Meeting.

Vote: 5 - 1 Approved

NO: Member Kim DePew

5. Docket SU-20-18 and Z-20-15 (Ft Grant Solar) A request for a special use authorization to approve the construction of approximately 125-140 acres of solar panels and associated equipment on 140.95 acres of land (SU-20-18). A request to rezone the property from R-36 (Residential, one dwelling per 36,000 square feet) to RU-2 (Rural, one dwelling per 2 acres) (Z-20-15).

Motion by Vice Chair Wayne Gregan, Second by Member Jim Martzke Z-20-15 (Fort Grant Solar)

Vote: 1 - 6 Disapproved

AYE: Chairman Patrick Greene

Motion by Vice Chair Wayne Gregan, Second by Member Gerry Gonzalez SU-20-18
(Fort Grant Solar)

Vote: 1 - 6 Disapproved

AYE: Chairman Patrick Greene

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

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chairman Greene adjourned the meeting at 7:46 p.m.

APPROVED:

Patrick Greene, Chairman

ATTEST:

Daniel Coxworth, Development Services Director