

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, JUNE 8, 2022

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, JUNE 8, 2022 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Wayne Gregan, Chairman; Kim DePew, Member; Nathan Watkins, Member; Albert Young, Member; Jim Martzke, Member; Robert Montgomery, Member; Larry Saunders, Vice Chairman

Absent: Nancy Welch, Member; Gerry Gonzalez, Member

Staff Present: Daniel Coxworth, Development Services Director
Christine McLachlan, Planner II
Robert Kirschmann, Planner II

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 Vice Chairman Larry Saunders, Second by Member Nathan Watkins

Vote: 6 - 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.

OLD BUSINESS-PUBLIC HEARING

1. Docket RZ22-08 (Highway 83) The applicant requests a rezoning from RU-4 (Rural, one dwelling per four acres) to RU-2 (Rural, one dwelling per 2 acres).

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

The Applicant's representative spoke to the request.

Motion by Member Jim Martzke, Second by Member Robert Montgomery

Vote: 7 - 0 Approved

2. Docket SU22-08 (Frontier) A Special Use Authorization to approve a phased eco-friendly destination to teach about soil health, water retention, agroforestry, and similar topics.

Mr. Kirschmann presented a PowerPoint presentation that is preserved in the file. The Applicant's spoke to the request. There were technical difficulties with their presentation but was ultimately brought up on the screen. The presentation is preserved in the files.

Ms. Flanders spoke in favor of the request.

Ms. Pulling spoke in favor of the request.

Mr. Ronald Chaney spoke in opposition to the request.

Mr. Sawyer spoke in favor of the request.

Ms. Jayne Chaney spoke in opposition to the request.

Mr. Douglas Roberts spoke in opposition to the request.

Mr. and Mrs. Stamp remained neutral but raised concern about the road.

Motion by Member Jim Martzke, Second by Member Robert Montgomery

Vote: 6 - 1 Approved

NO: Member Kim DePew

NEW BUSINESS- PUBLIC HEARING

1. Docket SU 22-11 (Calle Lobo Telecom): A special use authorization to approve the installation of a communications tower that exceeds 30-feet in height in a rural zoning district.

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

Mr. Tyler, Applicant spoke to the request.

Mr. Dohem spoke in opposition to the request.

Mr. Crosley spoke in opposition to the request.

Mr. Maran spoke in favor of request provided the applicant repairs road after construction.

Motion by Member Albert Young, Second by Member Jim Martzke

Vote: 7 - 0 Approved

2. Docket RZ22-09 (Loma Alta) The applicant requests a rezoning from SR-12 (Single Household Residential one dwelling per 12,000 square feet) to RU-2 (Rural, one dwelling per 2 acres).

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

Mr. Worley, applicant spoke to the request.

Motion by Member Nathan Watkins, Second by Member Kim DePew

Vote: 7 - 0 Approved

3. Docket SU 22-12 (Silicon Ranch Solar): a Special Use Authorization to construct, operate, maintain, and decommission a proposed Solar Energy Power Plant and Battery Energy Storage System (BESS) Project in a rural zoning district.

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

Mr. Markocic, Applicant spoke on the request.

Mr. Markorelli, Applicant spoke on the request.

Mr. Jack Blair, SSVEC spoke on the request.

At this point there were technical difficulties with audio and the meeting was paused until those could be square away.

Ms. Megan Resor, SSVEC spoke on the request.

Mr. Walsh, Fort Huachuca spoke to the request.

Ms. Malarchik, Fort Huachuca spoke to the request.

Mr. Ladd, spoke in opposition to the request.

Ms. Cloud spoke in opposition to the request.

Mr. Pauley spoke in opposition to the request.

Ms. Parks spoke in opposition to the request.

Mr. Markocic and team addressed public comments and Commission questions.

Motion by Member Jim Martzke, Second by Member Albert Young

Vote: 7 - 0 Approved

4. Docket RZ22-10 (Sunsites Auction) Country initiated a request to rezone seven parcels from SR-22 (Single-Family Residential; one dwelling per 22,000 square feet) to SR-174 (Single-Family Residential; one dwelling per four acres).

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

Motion by Member Nathan Watkins, Second by Member Robert Montgomery

Vote: 7 - 0 Approved

Motion by Member Nathan Watkins, Second by Member Albert Young

Vote: 7 - 0 Approved

5. Docket RZ22-11 (Sunsites Church) County initiated rezoning request from RU-2 to MR-1 on parcel 114-18-106, located in the Sunsites Townsite.

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

Motion by Member Nathan Watkins, Second by Member Albert Young

Vote: 7 - 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

Chairman Gregan adjourned the meeting at 7:47 p.m.

APPROVED:

Wayne Gregan, Chairman

ATTEST:

Daniel Coxworth, Development Services Director