

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, NOVEMBER 9, 2022

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, NOVEMBER 9, 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; Gerry Gonzalez, Member; Albert Young, Member; Robert Montgomery, Member; Larry Saunders, Vice Chairman

Absent: Nathan Watkins, Member; Jim Martzke, Member; Nancy Welch, Member

Staff Present: Daniel Coxworth, Development Services Director
Christine Roberts, Deputy County Attorney
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 Member Kim DePew, Second by Member Robert Montgomery

Mr. Gonzalez and Mr. Saunders abstained.

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 RZ22-19 (Stevens) A request to rezone a portion of parcel 105-05-303 from SR-12 (Single-Family Residential, one dwelling per 12,000 square feet) to GB (General Business).

Motion by Member Robert Montgomery, Second by Member Albert Young

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

The Applicant, Mr. Stevens Spoke to the request.

Vote: 6 - 0 Approved

2. Docket SU22-21 (Slope Along) The Applicant, Ms. Tanya Bok requests a Special Use Authorization to approve three short term rentals. One will be an approximately 320 square foot cargo container, and the other two will consist of canvas tents of 645 and 290 square feet.

Motion by Vice Chairman Larry Saunders, Second by Member Gerry Gonzalez

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

The Applicant, Ms. Bok spoke to the request.

Vote: 6 - 0 Approved

3. Dockets CPA22-03 and RZ22-20 (SR80) A request to amend the Comprehensive Plan and Zoning of a 7.5 acre area in Saint David.

Motion by Member Albert Young, Second by Member Kim DePew

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

The Applicant, Mr. Goodman spoke to the request.

The Commission vote to approve the Comprehensive Plan Amendment.

Vote: 6 - 0 Approved

Motion by Member Robert Montgomery, Second by Member Kim DePew

The Commission voted to approve Rezoning.

Vote: 6 - 0 Approved

4. Docket R22-03 (Wind Energy Power Plants) A staff-initiated amendment to the Cochise County Zoning Regulations Article 18, Site Development Standards

Motion by Member Robert Montgomery, Second by Member Albert Young

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

The Commission made a motion to continue the item to the December 14, 2022 Meeting.

Vote: 6 - 0 Approved

5. Docket R22-04 (Solar Energy Power Plant) A staff-initiated amendment to the Cochise County Zoning Regulations Article 18, Site Development Standards

Motion by Member Kim DePew, Second by Member Gerry Gonzalez

The Commission made a motion to continue the item to the December 14, 2022 Meeting.

Vote: 6 - 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 5:35 p.m.

APPROVED:

Wayne Gregan, Chairman

ATTEST:

Daniel Coxworth, Development Services Director

