

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, JULY 12, 2023**

DRAFT

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, JULY 12, 2023 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Nathan Watkins, Member; Jim Martzke, Member; Gerry Gonzalez, Member; Albert Young, Member; Randall Limbach, Member; Robert Montgomery, Vice Chairman; Larry Saunders, Member

Absent: Nancy Welch, Member

Chair DePew 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

1. CALL TO ORDER

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

3. APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

Vote: 8 - 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. PUBLIC HEARING

Docket RZ23-13 (Cazador Trail) An applicant-initiated request to rezone parcel 405-77-046A from RU-10 (Residential, one dwelling per 10 acres) to RU-4 (Rural, one dwelling per 4-acres).

Motion by Vice Chairman Robert Montgomery, Second by Member Jim Martzke

Mr. Mora spoke against the item with concerns about water, the condition of the road, and legal issues occurring at the property. Raymond Fox spoke against the item with concerns about traffic to the residence.

Vote: 8 - 0 Approved

Docket RZ23-11 and CPA 23-03 (Hereford Moson) An applicant-initiated request for a rezoning from RU-4 (Rural, one dwelling per 4-acres) to GB (General Business) and a concurrent comprehensive map amendment from D-Rural Residential to C-Developing on APN 104-75-006 (13.04 acres).

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

The applicant spoke for approximately 8 minutes.

Kathleen Hosco spoke against the request with concerns about considering other retail and gas stations in the area, traffic, and water availability. Steve Murphy spoke against the request with concerns about traffic, safety, and illegal traffic. Gary Greenovgh spoke against the request with concerns that the area should remain rural. Randy Malcolm owns the property adjacent to the subject property and recently purchased his home. Spoke in opposition. Dax Tipton spoke against and supported the previous speakers and their concerns. Also expressed concerns about traffic. Jeff Roser spoke against the rezoning with concerns about illegal activity in the area. Shelly Scrivea spoke against with concerns and believed the area should remain rural. Expressed concerns about safety in the area and water. Cheryl Morgan spoke against with the same concerns as the other members of the public who spoke against. Within 12 miles, there are ten gas stations and other conscience stores. April Scrivea spoke against and in agreement with others who spoke against the proposed rezoning.

A petition against the request was submitted to the Commission. The Chair read the heading of the petition into the record.

The applicant's rebuttal explained that a convenience store is not necessary for the proposed use of the property.

Vote: 5 - 3 Approved

NO: Chair Kim DePew
Member Nathan Watkins
Member Randall Limbach

Docket SU 23-15 (Winchester Solar Mod) - An applicant initiated Special Use Authorization Modification Request to construct and operate a proposed 660 MW Solar Energy Power Plant and Battery Energy Storage System (BESS) Project on 4,080 acres of rural zoned land. This is a modification of SU 23-11. /

Motion by Member Jim Martzke, Second by Vice Chairman Robert Montgomery

Vote: 6 - 2 Approved

NO: Member Gerry Gonzalez
Member Randall Limbach

6. **PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.**
7. **CALL TO COMMISSIONERS ON RECENT MATTERS.**
8. **ADJOURNMENT**

Chair DePew adjourned the meeting at 7:17 PM

APPROVED:

Kim DePew, Chairman

ATTEST:

Daniel Coxworth, Development Services Director