

# DRAFT

## PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, AUGUST 9, 2023

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, AUGUST 9, 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; Nancy Welch, Member; Gerry Gonzalez, Member; Albert Young, Member; Randall Limbach, Member; Robert Montgomery, Vice Chair; Larry Saunders, Member

Chairman DePew called the meeting to order at 4:11 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**

*Staff Present:*

*Christine Mclachlan, Planning Division Manager*

*Paul Esparza, Building Official*

*Paul Correa, Civil Deputy County Attorney*

**Vote:** 9 - 0 Approved

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

**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.

*Duane Legro, member of public, spoke against proposed County-initiated Floodplain Reg changes*

Clay Greathouse, member of public, spoke against proposed County-initiated Floodplain Reg changes

**APPROVAL OF THE PREVIOUS MONTH'S MINUTES**

APPROVED

**Vote:** 8 - 0 Approved

**PUBLIC HEARING**

1. The applicant, Ronald Cladas, Jr., requests a rezoning from SR-43 (Single Residential, one dwelling per 43,000 square feet) to RU-4 (Rural, one dwelling per 4 acres). APNs 116-09-441 and 442 are located west of Sunsites. APPROVED

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez

**Vote:** 9 - 0 Approved

*Planner McLachlan provided a powerpoint presentation that is preserved in the file.*

*The applicant, Ronald Cladas Jr., was present and spoke during the applicant statement*

*No members of the public spoke in favor or opposition.*

*Approved 9-0.*

**Vote:** 9 - 0 Approved

2. The applicant, Jennifer Johnson, requests a rezoning from R-36 (Residential, one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per 4 acres). APNs 401-41-668, 655, and 654 for a total of 7.2 acres. Located near McNeal APPROVED

Motion by Member Jim Martzke, Second by Member Randall

Limbach Planner McLachlan provided a powerpoint presentation that is preserved in the file.

The applicant, Jennifer Johnson, was present online and spoke during the applicant statement

No members of the public spoke in favor or opposition.

Approved 9-0.

**Vote:** 9 - 0 Approved

3. An applicant-initiated request to rezone parcel 405-15-080C from SR-8 (Single-Household Residential District, one dwelling per 8,000 SF) to RU-4 (Rural, one dwelling per 4-acres) APPROVED

Motion by Member Randall Limbach, Second by Member Larry Saunders Case Planner McLachlan provided a powerpoint presentation that is preserved in the file. The applicants, Michael Wright and Kyra McKitterick, were present online and spoke during the applicant statement No members of the public spoke in favor or opposition. Approved 8-1 (Gonzalez against)

**Vote:** 8 - 1 Approved

NO: Member Gerry Gonzalez

4. An applicant-initiated Special Use Authorization request to construct and operate a proposed 300 MW Solar Energy Power Plant and Battery Energy Solar System (System) on 2,450 acres of rural zoned land. APPROVED

Motion by Member Jim Martzke, Second by Vice Chair Robert Montgomery Case Planner McLachlan provided a powerpoint presentation, which is preserved in the file  
The following spoke on behalf of the applicant: Erik Ellis, Maribeth Sawchuk (Civic engagement), Dr. Joel Diamond (biologist )  
Teresa Murphy, member from public, and AEPCO representative, posed questions to the applicant/commission  
Candy Henderson, member from the public, spoke in opposition  
Huang Quan, member of public, spoke in opposition

**Vote:** 6 - 3 Approved

NO: Member Albert Young  
Member Gerry Gonzalez  
Member Randall Limbach

5. The applicants, Jen and Greg Scialdone request a Modification to Special Use SU-08-03 authorization approved in 2008 for Guest Lodging. Two guest cabins were approved in 2008. The applicants are requesting the following: Additional Guest Cabin for a total of three, Four RV spaces, and Parking for day guests not staying in the cabins. AMENDED & APPROVED

Motion by Member Jim Martzke, Second by Member Nathan Watkins Case Planner McLachlan provided a powerpoint presentation, which is preserved in the file  
The following spoke to the commission:  
Applicants – Jenn and Greg Scialdone of Ramsey Canyon Cabins LLC  
Scott King, member of public, spoke in favor, April Kepner, member of public, spoke in favor, Margaret Stock, member of public spoke in favor, Pat Sullivan, member of public spoke in favor.  
Member Martzke made a motion to amend the conditional approval, permitting up to four rental RV sites for RVs, each not longer than 24'.  
Member Watkins seconded.

**Vote:** 8 - 1 Approved

NO: Chair Kim DePew

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

*Planning Division Manager McLachlan provided a brief report to the commission about upcoming dockets*

**CALL TO COMMISSIONERS ON RECENT MATTERS.**

**ADJOURNMENT**

Chairman DePew adjourned the meeting at 7:21 PM

APPROVED:

---

Kim DePew, Chairman

ATTEST:

---

Daniel Coxworth, Development Services Director