

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, FEBRUARY 14, 2024

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, FEBRUARY 14, 2024 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

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

Absent: Gerry Gonzalez, Member

Staff Present: Matthew Taylor, Planner II
Dan Coxworth, Development Services Director
Christine McLachlan, Planning Division Manager
Paul Correa, Civil Deputy County Attorney

Chairman 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

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

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.

APPROVAL OF THE JANUARY 2024 MEETING MINUTES

Motion by Vice Chairman Larry Saunders, Second by Member Randall Limbach

Vote: 5 - 0 Approved

PUBLIC HEARING

1. An applicant-initiated Special Use Authorization request for a communication facility with a 180' lattice tower and ground equipment. The subject property (APN 302-28-003) is located on the north side of Interstate 10 Exit 366, Bowie, AZ.

Motion by Member Jim Martzke, Second by Member Nathan Watkins

Case planner Taylor provided a staff presentation, which is preserved in the files. Applicant Michael Frazier, who was present at the meeting, provided an applicant's statement following the presentation.

Commission discussion: Member Saunders asked the applicant to clarify whether the tower was existing or proposed. The applicant stated it was proposed. Member Limbach asked about future lease agreements. The applicant stated the tower would be a Verizon tower and would be designed to meeting zoning requirements and could accommodate additional carriers. Vice Chair Montgomery asked whether the photo simulation was an accurate depiction. The applicant stated it was generic but similar in appearance. Chair DePew expressed concerns about the waiver of fall zone preservation. Member Pickett stated there was a similar well-maintained tower in San Simone.

Staff recommended approval. The motion included one waiver and no conditions. During final discussion Member Martzke mentioned his experience working with similar projects. He stated lattice tower failure was extremely unlikely.

Vote: 8 - 0 Approved

2. R-24-01 (Agritourism). County staff initiated change to the Cochise County Zoning Regulations Articles 2.03, 2.15, 2.18, 2.42, 2.48 in support of agritourism in Cochise County.

Motion by Member Randall Limbach, Second by Member Jim Martzke

Case planner Coxworth provided a staff presentation, which is preserved in the files. This item was previously heard as a work session by the commission during the January 2024 meeting.

Commission Discussion: None. Case Planner Coxworth mentioned this would be heard by the Board of Supervisors during their March 12, 2024 meeting.

Vote: 8 - 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 DePew adjourned the meeting at 4:31 PM.

APPROVED:

Kim DePew, Chairman

ATTEST:

Daniel Coxworth, Development Services Director