

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, MARCH 13, 2024

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MARCH 13, 2024 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; Pati Fickett, Member; Gerry Gonzalez, Member; Randall Limbach, Member; Larry Saunders, Member

Absent: Albert Young, Member; Robert Montgomery, Vice Chair

Staff Present: Dan Coxworth, Development Services Director
Matthew Taylor, Planner II
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 FEBRUARY 2024 MEETING MINUTES

Motion by Member Nathan Watkins, Second by Member Randall Limbach Member Fickett noted two misspellings in the meeting minutes, which were noted by staff. These changes were subsequently corrected prior to finalization of the minutes.

Vote: 6 - 0 Approved

PUBLIC HEARING

1. An applicant-initiated request to rezone APN 403-54-241A from (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Randall Limbach, Second by Member Gerry Gonzalez Case planner Taylor provided a staff presentation, which is preserved in the files. Applicant Mohamad Hodai, who was present at the meeting, offered to answer any questions posed by the commission.

Commission discussion: There were no specific questions posed to staff or the applicant.

Staff recommended forwarding a recommendation of approval to the Board of Supervisors.

Vote: 7 - 0 Approved

2. An applicant-initiated request to rezone two acres out of APN 104-68-005G from RU-4 (Rural District, one dwelling per 4 acres) to GB (General Business District).

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez Case planner Taylor provided a staff presentation, which is preserved in the files. Applicant Clinton Gray, who was present at the meeting, provided an applicant's statement. Joe Scelso, an adjacent property owner, spoke in favor of the request, stating veterinary services were needed in the area.

Commission discussion: Chair DePew commented that the request seemed like a perfect fit.

Staff recommended forwarding a recommendation of approval to the Board of Supervisors.

Vote: 7 - 0 Approved

3. An applicant-initiated request to amend Comprehensive Plan designations and zoning district classification of APN 106-18-009C and 106-18-009D from Developing to Rural Residential; Category B - Community Growth Areas to Category D - Rural Areas; and R-18 (Residential District, one dwelling per 18,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Jim Martzke, Second by Member Randall Limbach Case planner Taylor provided a staff presentation, which is preserved in the files. Applicant Charles Blevins, who was present at the meeting, provided an applicant's statement. There was no one else present to speak for or against the item.

Commission discussion: Chair DePew asked case planner Taylor to comment on the potential impact of the request on the land use pattern. Case planner Taylor explained this will impact the development standards. However, because a residential project is proposed, the impact will be minimal. Also, this area will be examined further during the Comprehensive Plan update. Chair DePew noted that all changes from residential to rural zoning also add additional permitted uses. Member Watkins asked whether the county had a residential zoning with a minimum lot size of 4-acres. Case planner Taylor responded that the county did have such a designation, called SR-174. However, Case Planner Taylor noted that most downzoning applicants prefer to request rural zoning and mentioned that the commission could condition only residential development to the rezoning. Chair DePew suggested that staff note that the northeastern portion of the area may be better suited for category D land use.

Staff recommended forwarding a recommendation of approval for CPA 23-04 and RZ23-23 to the Board of Supervisors.

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

Chair DePew adjourned the meeting at 4:52 pm

APPROVED:

Kim DePew, Chair

ATTEST:

Daniel Coxworth, Development Services Director

