

# DRAFT

## PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, MAY 8, 2024

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MAY 8, 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; Nathan Watkins, Member; Jim Martzke, Member; Pati Fickett, Member; Gerry Gonzalez, Member; Randall Limbach, Member; Larry Saunders, Member

Absent: Albert Young, Member

Staff Present: Matthew Taylor, Planner II  
Christine McLachlan, Planning Division Manager  
Dan Coxworth, Development Services Director (virtual)  
Christine Roberts, Chief Civil Deputy Attorney

Chair DePew called the meeting to order at 4:00 p.m.

ANY ITEM IN THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION. THE ORDER OR DELETION OF ANY ITEM IN THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

### CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

**CALL TO THE PUBLIC** – *This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda.*

Approval of the April 2024 Meeting Minutes.

Motion by Member Jim Martzke, Second by Member Randall Limbach Member Watkins and Member Gonzalez abstained due to their absense at the previous meeting.

**Vote:** 6 - 0 Approved

## PUBLIC HEARING

1. Docket RZ24-06: An applicant-initiated request to rezone parcels 117-05-067, 117-05-068, 117-05-069, 117-05-070, and 117-05-071 from SR-43 (Single-Household Residential, one dwelling per 43,560 square feet) to SR-174 (Single-Household Residential, one dwelling per 174,000 square feet). The properties are located in Arizona Sunsites Unit #2.

Motion by Member Jim Martzke, Second by Chair Kim DePew Case planner Taylor provided a staff presentation, which is preserved in the files.

Applicant Lynn Haber, who was virtually present at the meeting, declined to provide an applicant's statement following the presentation. No one present wished to speak for or against the item.

Commission discussion: No commission discussion.

Staff recommended forwarding the docket to the Board of Supervisors with a recommendation of approval. No conditions were recommended. Approved 8-0.

**Vote:** 8 - 0 Approved

2. Docket SU24-05: An applicant-initiated Special Use Authorization request to allow a 1,560 square foot Accessory Living Quarter (ALQ). County zoning regulations require special use approval for ALQs exceeding 50% of principal dwelling square footage or 1,000 square feet, whichever is less. The property is located at 5890 S. Grasshopper Lane (APN 104-31-034M) and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez Case planner Taylor provided a staff presentation, which is preserved in the files.

Applicants Robert and Yadira Yon, who were virtually present for the meeting, provided an applicant's statement following the presentation. Blanca Colosio, who was virtually present, and a co-owner of the property spoke in favor of the request. Commission discussion: Vice Chair Montgomery mentioned that he appreciated the family orientation of the request. Chair DePew asked Case Planner Taylor to clarify whether the letter of opposition came from the property owner to the north, who was buffered by a wash. Case planner Taylor verified this was the case.

Staff recommended approval of a 1,560 SF ALQ with the standard conditions of approval attached. Approved 8-0.

**Vote:** 8 - 0 Approved

3. Docket SU24-04: An applicant-initiated Special Use Authorization request to allow a metal art and sculpture business. The 8.5 acre property is zoned RU-4 (Rural District, one dwelling per 4 acres) and located at 5089 S. Moson Road.

Motion by Member Randall Limbach, Second by Member Jim Martzke Case planner Taylor provided a staff presentation, which is preserved in the files.

Applicant John Giffin, who was present for the meeting, provided an applicant's statement following the presentation. Colleen Giffin, the co-applicant, was also present but did not address the commission. No other individuals were present to speak in favor or opposition to the request.

Commission discussion: Member Limbach asked the applicant how he planned to mitigate noise. The applicant responded the majority of the manufacturing will occur

indoors. He also mentioned the predominant air pattern on the property is south to north. Vice Chair Montgomery asked whether the vehicles in the photo were a material source. The applicant responded that most the cars were part of his personal car collection. Vice Chair Montgomery asked whether the applicant used entire cars to make his art. The applicant clarified that his art was "automotive themed" and he provided examples of his work. Chair DePew asked whether there would be an additional fence constructed to enclose and screen business. The applicant stated the majority of the business would be placed behind the building and screened from public view. Chair DePew asked about the effect of the opt-out building on the future use of the property. Case Planner Taylor stated the previous owner built the property under that program. The current owner has not requested any modifications to the structure. If the applicants were to request a future permit it would need to go through traditional permitting as a non-residential structure. There is some risk with inviting the public to a structure that has not been inspected for building code compliance by the county.

Staff recommended conditional approval. Conditions limited hours of operation, signage area, and mandated a right-of-way permit and screening of outdoor storage and work areas. Approved 8-0.

**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**

Chair DePew adjourned the meeting at 4:40 pm

APPROVED:

---

Kim DePew, Chair

ATTEST:

---

Daniel Coxworth, Development Services Director