

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, JUNE 12, 2024

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, JUNE 12, 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; Gerry Gonzalez, Member; Randall Limbach, Member; Jim Martzke, Member; Nathan Watkins, Member; Albert Young, Member

Absent: Larry Saunders, Member

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

Attendees: Diane Sandoval , applicant, SU 24-07 Dahlia Solar
Mike Normand, applicant, SU 24-08 Camp Naco
Heather Gere, applicant, SU 24-09 Dragoon Store
Travis Gere, applicant, SU 24-09 Dragoon Store

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

Approval of the May 2024 Meeting Minutes.

Motion by Member Jim Martzke, Second by Member Nathan Watkins

Vote: 7 - 0 Approved

Docket SU24-07: A Special Use Authorization request from Westland Resources, Inc. / Horus Energy AZ 1 LLC for a solar energy power plant at 4283 and 4355 W. Prince Road in McNeal, AZ. The project site encompasses about 597 acres on two parcels (APN 407-17-001 and 407-18-003) and is located at Prince Road and Central Highway, approximately 6 miles north of W. Highway 80.

Motion by Member Randall Limbach, Second by Member Jim Martzke The Applicant and Staff jointly requested that the item be continued to the September 11, 2024, Planning and Zoning Commission meeting. Chair DePew requested that the order of meeting items be revised to move this first public hearing before the Call to the Public. There were several members of the public present at the meeting that wished to speak regarding this item. Although the item was listed on the agenda, a public hearing was not opened. The public was advised that their comments would appear under call to the public rather than item and if they wished for their comments to be included in the meeting minutes of the date of the postponed hearing, they would need to either appear in person for the meeting or submit written comments for the record.

The commission unanimously voted to postpone the public hearing until September 11, 2024.

Vote: 8 - 0 Approved

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.*

Christine Atchison stated concerns with SU24-07 (Dahlia Solar).

Dan Baker stated concerns with SU24-07 (Dahlia Solar), he provided a handout

Kathleen Gomez stated concerns with SU24-07 (Dahlia Solar).

Ben Leply provided support of large solar projects and SU24-07 (Dahlia Solar), he provided a handout

Hoang Quan stated concerns with SU24-07 (Dahlia Solar).

PUBLIC HEARING

1. Docket SU24-08: A Special Use Authorization request from the City of Bisbee to restore and redevelop Camp Naco. The 16-acre site includes two tax parcels, APN 102-57-0194C and 102-57-305B, and is located at 2118 and 2133 W. Newell Street in Naco, AZ.

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

Applicant Mike Normand, provided an applicant's statement, which included a powerpoint presentation following staff's presentation.

Jesus Arrieta, a member of the public, spoke in favor of the request. He expressed concern with the current Newell Street configuration and asked that the county consider closing off the road. Christa Mamuska, a member of the public, spoke in favor of the request. David Lloyd, member of the public, spoke in favor of the request. Applicant Normand waived his applicant's rebuttal.

Commission discussion: Member Watkins asked the applicant whether it was possible for him to talk about the closure of Newell Road with the County engineer. Applicant

Normand stated he would have additional discussion with the county during permitting. Chair DePew asked about road names near the project. Case planner Taylor clarified the names of roads near the project. She also asked about traffic counts on the road. Case planner Taylor stated the county did not have this information now but additional studies will occur during permitting. Staff recommended conditional approval. Approved 8-0

Vote: 8 - 0 Approved

2. Docket SU24-09: An applicant-initiated Special Use Authorization request to allow a grocery store in an existing building at 1835 N. Old Ranch Road in Dagoon, AZ. The property is at the southeast corner of Old Ranch and Black Prince Roads and zoned R-9 (Residential District, one dwelling per 9,000 square feet).

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

Applicants Heather and Travis Gere, provided an applicant's statement, which included a powerpoint presentation following staff's presentation.

James Schmidt, member of the public, spoke in favor of the request. Jerico Ewen, member of the public, spoke in favor of the request. Tyler Edward, member of the public, spoke in favor of the request. Hoan Quan, member of the public, spoke generally in favor of the request, but was concerned about the road. Brad Couch, member of the public, spoke in favor of the request. The applicants provided an applicant's rebuttal.

Commission Discussion: Member Limbach asked the applicant to address law enforcement in the area including response time. Applicant stated it varies. Member Limbach followed up to ask if they felt response time was adequate and appropriate. The applicant agreed. Member Gonzalez complimented the applicant's efforts. He felt there was a need for this type of store and that it was a safe area. Member Fickett stated she remembered stopping at this store. Chair DePew asked staff to clarify whether Black Prince Road and Old Ranch Road roads were private roads. Case planner Taylor clarified that Black Prince road was a county maintained road. Old Ranch Road is private but publicly accessible. Chair DePew asked whether a right-of-way permit was required. Case planner Taylor stated that it would be required. Vice chair Montgomery stated he was familiar with the property. He thought there may be some issues with speeding. County engineer Watkins clarified road ownership and parking requirements.

Staff recommended conditional approval.

Vote: 8 - 0 Approved

WORK SESSION

1. Work session discussion regarding the Cochise County Comprehensive Plan Update.

Director Coxworth provided a presentation that is preserved to the file. Commission discussion is included in the video record. This was a work session item. No vote was taken.

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 6:23 PM

APPROVED:

Kim DePew, Chair

ATTEST:

Daniel Coxworth, Development Services Director