

DRAFT

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

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

Staff Present: Matthew Taylor, Planner II
Christine McLachlan, Planning Division Manager

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

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE AND 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.*

No one present in person or online wished to speak during call to the public.

Approval of the July 2024 Meeting Minutes

Motion by Member Larry Saunders, Second by Member Gerry Gonzalez

Vote: 8 - 0 Approved

PUBLIC HEARING

1. Docket SU24-13: An applicant-initiated Special Use Authorization request to allow an Accessory Living Quarter (ALQ) exceeding allowable square footage. The property is located at 3377 S. Moson Road (APN 107-60-009B) and is zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Randall Limbach, Second by Member Jim Martzke Case planner Taylor provided a staff presentation, which is preserved in the files. Applicant Stephanie Kline provided an applicant's statement following staff's presentation. No one present spoke in favor or against the request. The applicants waived her rebuttal.

Commission discussion: No Commission discussion.

Staff recommended approval of a 1,172 SF ALQ, with the standard conditions related to permitting timeframe attached.

Vote: 9 - 0 Approved

2. Docket SU24-14: An applicant-initiated Special Use Authorization request to allow a 40-space recreational vehicle park. The property is located at 10290 E. Highway 92 (APN 104-67-004) 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 Rogelio and Judith Canez provided an applicant's statement following staff's presentation. Candy and Robert Smith, who are within the notification radius, spoke against the request. They had questions about septic or dump stations, location for horse riding, age and noise restrictions, whether there will be additional electrical service, and property values, age and size of RVs, and location for horse trailers. During applicant's rebuttal, the applicant responded they would post quiet time hours, there would be dedicated space for horse trailers and horses onsite would be capped at 10, and there will be septic to serve 40-sites, there will be electric service, max age of RVs will be 15 years.

Commission discussion: Member Saunders asked whether there would be a dump station or sewer for each RV site. The applicant responded that each site will have electric, septic, and water. Member Watkins asked whether the 15-30 amp electric hookup stated by the applicant was correct. He stated that 30-50 amp were expected by most users. The applicant clarified that they would supply 50 and 30 amp electric service. Vice Chair Montgomery asked what type of trees would be mandated by the recommended conditions. Case Planner Taylor stated that the county had a list of approved tree species that the applicant would select from during permitting.

Staff recommended approval of a 40-space recreational vehicle park, with additional conditions attached, which are preserved in the file.

Vote: 9 - 0 Approved

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

CALL TO COMMISSIONERS ON RECENT MATTERS.

Chair DePew thanked Planner Taylor for including additional information regarding code compliance within his reports. Chair DePew also asked about the status of the Pearce convenience store. Planner Taylor stated that following approval of the special use, the applicant had started the required subsequent permitting to establish the change of use. He acknowledged there were still some neighbor concerns about parking.

Member Gonzales asked about the status of the Comprehensive Plan Update, specifically he wanted to know about outreach for the plan. Planning Manager McLachlan stated that the planning was ongoing. She clarified that the meeting held a couple months ago was a kickoff. Since that time, staff has been working on a project webpage, which will host a lot of information and meeting information. She stated that the website will have a function where residents can request a meeting and staff will be present at large events. Member Limbach asked whether the questions on the survey would be closed or open-ended. Planning manager McLachlan stated there would be a balance of questions. Chair DePew asked whether there would be a link to the website on the county home page. Planning manager McLachlan affirmed this would be the case. Vice Chair Montgomery stated he was interested in regular updates regarding the Comprehensive Plan.

Chair DePew adjourned the meeting at 4:37 PM

APPROVED:

Kim DePew, Chair

ATTEST:

Daniel Coxworth, Development Services Director