

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, OCTOBER 9, 2024

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, OCTOBER 9, 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; Albert Young, Member; Randall Limbach, Member; Robert Montgomery, Vice Chair

Absent: Larry Saunders, Member

Staff Present: Matthew Taylor, Planner II
Dan Coxworth, Development Services Director
Paul Correa, Civil Deputy Attorney

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

PLEDGE OF ALLEGIANCE, INTRODUCTION, 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.*

Mr. Dan Baker spoke during call to the public. He requested consideration of a moratorium.

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Approval of the September 2024 Meeting Minutes

Motion by Member Randall Limbach, Second by Member Nathan Watkins

Vote: 6 - 0 Approved

PUBLIC HEARING

1. Docket RZ23-24: An applicant-initiated request to rezone APNs 117-05-054A and 117-05-042 from NB (Neighborhood Business District) and SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The parcels are located at the approximate northeast corner of Palm Road and Towner Street in Arizona Sunsites Unit #2.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez Case planner Taylor provided a staff presentation, which is preserved in the files. Applicant Jeff Thiede provided an applicant's statement following staff's presentation. No one present spoke in favor or against the request. The applicant waived his rebuttal.

Commission discussion: No Commission discussion.

Staff recommended forwarding a favorable recommendation to the Board of Supervisors with no conditions attached.

Vote: 8 - 0 Approved

2. Docket RZ24-15: An applicant-initiated request to rezone APN 404-02-432 from RU-2 (Rural District, one dwelling per 2 acres) to RU-4 (Rural District, one dwelling per 4 acres). The parcel is located at the southwest corner of Moonbeam Drive and Night Sky Road in Desert Sky subdivision near McNeal.

Motion by Member Nathan Watkins, Second by Member Jim Martzke Case planner Taylor provided a staff presentation, which is preserved in the files. Applicants Dan and Rose Weber were present but had nothing to add to staff's presentation. No one present spoke in favor or against the request. The applicant waived their rebuttal.

Commission discussion: No Commission discussion.

Staff recommended forwarding a favorable recommendation to the Board of Supervisors with no conditions attached.

Vote: 8 - 0 Approved

3. Docket RZ24-16: An applicant-initiated request to rezone APNs 117-06-217, 218, 219, 228, 235, and 238 from SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The parcels are located at the approximate northwest corner of Desert and Pearce Roads in Arizona Sunsites Unit #2.

Motion by Member Jim Martzke, Second by Member Gerry Gonzalez Case planner Taylor provided a staff presentation, which is preserved in the files. Applicants Jonathan and Ashley Longnecker provided an applicant's statement following staff's presentation. No one present spoke in favor or against the request. The applicants waived their rebuttal.

Commission discussion: No Commission discussion.

Staff recommended forwarding a favorable recommendation to the Board of Supervisors with no conditions attached.

Vote: 8 - 0 Approved

4. Dockets RZ24-17 / CPA24-05: Applicant-initiated requests to change comprehensive plan designations from Neighborhood Conservation to Rural and Growth Area C - Rural Community Areas to Growth Area D - Rural Areas and zoning district classification from R-36 (Residential District, one dwelling per 36,000 square feet) and RU-4 (Rural District, one dwelling per four acres) to RU-18 (Rural District, one dwelling per 18 acres). The subject property is located at 856 E. Border Road (APNs 101-39-008K and 101-48-001M).

Motion by Member Randall Limbach, Second by Member Jim Martzke Case planner Taylor provided a staff presentation, which is preserved in the files. Applicant Vici Seaver provided an applicant's statement following staff's presentation. She explained the existence of a one-acre parcel under different ownership in between her parcels. No one present spoke in favor or against the request. The applicant waived her rebuttal.

Commission discussion: No Commission discussion.

Staff recommended forwarding a favorable recommendation to the Board of Supervisors with no conditions attached. This was a dual motion for the zoning and comp plan docket.

Vote: 8 - 0 Approved

5. Docket SU24-18: An applicant-initiated Special Use Authorization request to allow a machinery and equipment fabrication business. The property is located at 2582 W. Ringtail Road (APN 124-21-001) 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. Applicant Kirk Stearns and his wife Natasha Stearns provided an applicant's statement following staff's presentation. Ted Hass spoke in support of the request. Jack DiGrado spoke in opposition of the request, because of dust and noise. Todd Miller spoke in opposition to the request. He read letters from two other neighbors. All had noise, traffic, and property value concerns. Benjamin Thomas spoke in support of the request. He stated the business provided jobs and local services. The applicants provided a rebuttal, mentioned proactive measures taken to address compatibility and efforts to find alternate property.

Commission discussion: Vice Chair Montgomery asked what was being fabricated onsite. The applicants responded that they provided various farm-related fabrications, Member Gonzalez stated he felt the applicants were beneficial to the local economy. Member Watkins asked how the material was broken into. The applicant stated most was on a flat-bed trailer. Member Watkins added that it looked like a clean operation from the photos and this would be allowable by right as a hobby shop. Vice Chair Montgomery complimented the applicants on their presentation and their efforts to accommodate the neighbors. Member Martzke asked about their hours of operation. Member Fickett mentioned that she operated a similar business and worked with their neighbors, especially those not from rural locations. She wanted to keep young families in the community. Chair DePew asked whether the applicants had sought feedback on their noise reduction efforts to date. The applicants responded they were not aware there was an issue until they got some negative responses to their request. Chair DePew asked what their transition plans were. Member Watkins asked whether

the building was insulated. The applicant responded not yet. Member Limbach confirmed whether this was their intent to eventually insulate the building. The applicant confirmed. Chair DePew reminded the commission of their consideration requirements and asked staff to clarify whether the special use would remain valid after sale of the land.

Staff recommended approval with conditions attached related to hours of operation, screening, vehicular entrance to the site, location of permitted business activity, and application of onsite gravel.

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.

Chair DePew adjourned the meeting at 5:52 pm.

APPROVED:

Kim DePew, Chair

ATTEST:

Daniel Coxworth, Development Services Director