

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, MAY 14, 2025

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MAY 14, 2025 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; Jim Martzke, Member; Pati Fickett, Member; Gerry Gonzalez, Member; Albert Young, Member; Randall Limbach, Member; Larry Saunders, Member

Absent: Nathan Watkins, Member

Staff Present: Matthew Taylor, Planner II
Paul Esparza, Chief Building Official
Bert Whitehead, Deputy County Attorney

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE, INTRODUCTION, AND ROLL CALL (Introduce Commission members and explain quorum and requirements for taking legal action).

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Member Randall Limbach, Second by Member Gerry Gonzalez

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.

Dan Baker spoke during call to the public.

PUBLIC HEARING

1. Docket SU25-06: An applicant-initiated Special Use Authorization request for an 8-space recreational vehicle park. The property is located at 908/912 Leyenda Lane near Benson (APN 208-59-003F) and zoned RU-4 (Rural District, one dwelling per 4 acres).

Motion by Member Jim Martzke, Second by Member Randall Limbach

Case planner Taylor provided a presentation, which is preserved in the files. Julie Wycoff, applicant, provided a statement.

Chair DePew opened the public hearing. No one present or online spoke in favor or opposition to the request. Chair DePew closed the public hearing.

Commission discussion:

Member Saunders asked the applicant if the park site was State or deeded property and the applicant confirmed it is private property but is accessed through State land.

Member Gonzalez asked if additional water sources are needed for the park expansion and the applicant replied existing infrastructure can support the increase in spaces with utility extensions to the new spaces, adding trash service is provided by the applicant.

Member Limbach asked the applicant if length of stay restrictions will be imposed and the applicant stated there are no restrictions on length of stay but 30-day leases will be used.

Staff recommended conditions relative to the number of spaces, quiet hours, grounds maintenance, and retaining open space and drought-tolerant vegetation.

Vote: 8 - 0 Approved

2. Docket SU25-07: An applicant-initiated request to modify an approved Special Use Authorization for an indoor arena (Docket SU23-14) to allow an outdoor arena at 8191 E. Barataria Boulevard near Sierra Vista (APN 107-62-009A) and 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 presentation, which is preserved in the files. Al Armenta, applicant, provided a statement.

Chair DePew opened the public hearing.

Graham Yost spoke in favor. Codi Zetich spoke in favor.

Chair DePew closed the public hearing.

Commission discussion:

Vice Chair Montgomery noted that the one response in opposition did not include a reason for the opposition and stated the project fits with the area. Chair DePew asked if roping was occurring in the arena and the applicant replied no and that there are no cattle systems. Chair DePew asked if events include amplified announcing and the applicant replied small speakers were used for contestants. Member Limbach asked about seating and the applicant stated attendees bring lawn chairs and sit along the south side of the arena in the trees.

Staff recommended conditions relative to limiting outdoor arena events to daylight hours, site access, and providing a traffic analysis to the county.

Vote: 8 - 0 Approved

3. Docket SU25-08: An applicant-initiated Special Use Authorization request to allow parking of up to five (5) semi-trucks. The property is located at 3281 W. Monte Vista Trail near Benson (APN 124-04-010V) and 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 presentation, which is preserved in the files. Jose Henriquez, applicant, provided a statement.

Chair DePew opened the public hearing.

David Valencia spoke in opposition. Rafael Gonzalez spoke in opposition. Diane Mazanek spoke in opposition. Vincent Houseknecht spoke in opposition. Andrea Messersmith spoke in opposition.

Mr. Henriquez provided a rebuttal.

Chair DePew closed the public hearing.

Commission discussion:

Member Saunders asked the applicant to clarify the number of trucks and drivers and the applicant said he currently has 3 trucks and 3 drivers, including himself, but would like to expand up to 5 trucks in the future. Member Saunders asked when the trucks are parked on the property and the applicant stated weekends, since the trucks are usually on the road Monday through Friday. Vice Chair Montgomery complimented the applicant on his business but spoke about neighbor concerns and that the applicant should consider other options for parking his trucks. Member Gonzalez spoke about neighborhood concerns of blocking views and impacts on Acorn Lane caused by the applicant's trucks and complimented the applicant on his business and concern for his neighbors. Member Limbach expressed concerns about the impact of large trucks on Acorn Lane and the appropriateness of the use in a residential neighborhood. Chair DePew asked staff about a road maintenance agreement and case planner Taylor replied that the road is maintained and staff recommends a condition requiring the applicant to grade Monte Vista Trail and Acorn Lane at least once a year.

Member Limbach, Member Martzke
Motion Failed 2-6

Member Fickett commended the applicant for his business efforts but voted no, stating the property wasn't the best place to park his trucks. Member Limbach voted no due to lack of infrastructure and the property being in an established neighborhood. Vice Chair Montgomery voted no because of neighbor concerns, including truck traffic and the roads. Member Young voted no due to lack of infrastructure, specifically truck traffic on a non-county maintained road. Member Saunders voted no due to lack of infrastructure and encouraged the neighbors to work together to address concerns about the road. Chair DePew voted no since the area is a residential neighborhood and not a commercial area.

Vote: 2 - 6 Disapproved

AYE: Member Jim Martzke

Member Gerry Gonzalez

4. Dockets CPA25-02/RZ25-04: Applicant-initiated requests to change land use and growth area designations of 369 acres from *Rural* to *Developing* and *Category D - Rural Areas* to *Category B - Community Growth Areas* and to rezone tax parcels 408-34-004A and 408-34-004D from RU-4 (Rural District, one dwelling per 4 acres) to LI (Light Industry District). The parcels are located along Kings Highway south of Highway 80 and west of Douglas.

Case planner Taylor provided a presentation, which is preserved in the files. Michael Marks, Ardent Arizona LLC, provided a statement.

Chair DePew opened the public hearing.

Laurie Odle spoke in opposition. Pat Shank spoke in opposition. Steven Helfrick expressed concerns about the development of the Port area and requested the Commission continue the docket. Francisco Ambriz requested clarification on the rezoning area.

Mr. Marks provided a rebuttal. Heather Gardner, Ardent LLC, also spoke during the rebuttal.

Chair DePew closed the public hearing.

Commission discussion:

Member Gonzalez asked who owns the properties and Mr. Marks confirmed both parcels are owned by Ardent Arizona LLC. Member Gonzalez asked about water supply. Jackie Watkins, Cochise County Engineering and Natural Resources Director, stated the City of Douglas would be bringing water to the area. Member Gonzalez asked the applicant what was meant by an employment center and Mr. Marks responded that the development would create jobs. Ms. Gardner added the City of Douglas will provide water, sewer, and broadband that will run to Cochise College and south along James Ranch Road. Member Gonzalez asked about utility costs and Ms. Gardner stated that is best answered by the City of Douglas. Jackie Watkins added that Douglas' utility infrastructure for the area has been in design for two years and James Ranch Road is also in design and that hydrology studies will be coordinated between the applicant and the County. Ms. Gardner further discussed traffic between James Ranch Road and Kings Highway. Member Limbach asked if there would be any Department of Defense involvement with the project and Mr. Marks stated no and that the development would be purely commercial. Member Limbach asked if the applicant would be agreeable to increasing minimum setbacks and Mr. Marks stated Ardent is willing to discuss setbacks. Member Limbach asked staff if the Commission could amend staff's buffer condition to increase the buffer and case planner Taylor replied yes. Chair DePew asked if the applicant could phase the development to delay impacts on existing residences. Mr. Marks stated growth would occur first near James Ranch Road.

Comprehensive Plan Amendment

Motion by Vice Chair Montgomery, Second by Member Saunders

Approved 8-0

Rezoning

Motion by Member Martzke, Second by Member Limbach
Approved 8-0

The Commission recommended increasing staff's recommended 20' landscape buffer along property lines shared with adjacent residential properties to 100'.

Vote: 8 - 0 Approved

WORK SESSION

1. Work session: SR-174 Accessory Uses

Case planner Taylor provided a presentation, which is preserved in the files.

Chair DePew opened discussion on proposed changes to SR zoning district accessory uses identified in the zoning regulations. The Commission did not amend staff's proposed antiquated subdivision definition. The Commission requested a change to the proposed language for SR accessory uses to reference site development standards such as height.

ACTION

1. Discussion of possible changes to the Planning and Zoning Commission's By-Laws and Rules and Procedures

The Commission discussed changes to Section 12.03 (meeting attendance), Section 12.06 (absence reporting), and Section 12.12 (order of proceedings) and will vote on the proposed changes during the regular meeting on June 11, 2025.

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

ADJOURNMENT

Chair DePew adjourned the meeting at 7:16 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director/Planning Division Manager