



**Planning
Commission**



Cochise County Planning Commission

Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Manager, Michael Turisk at 520.432.9240. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

**COMMUNITY DEVELOPMENT DEPT.
HOURS OF OPERATION
Monday through Friday
7:30 a.m. to 5:00 p.m.
Phone: 520.432.9240
Fax: 520.432.9278**

**Regular Meeting
June 11, 2014
4:00 p.m.**

AGENDA

Please Be Courteous - Turn off cell phones and pagers while the meeting is in session.

- 1. 4:00 P.M. - CALL TO ORDER**
- 2. ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
- 3. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 4. CALL TO THE PUBLIC** - Pursuant to A.R.S. § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission's jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

5. NEW BUSINESS

Item 1– (Page 1) – NOT A PUBLIC HEARING - Docket – S-08-02 (Red Hawk III Subdivision, Unit IV): – A request for an additional one-year time extension for the Red Hawk 3, Unit IV Subdivision Tentative Plat. The subdivision is

comprised of 99 lots on 310 acres located two miles south of Interstate 10 in Benson at the Pima County line. The Tentative Plat was approved by the Board of Supervisors on March 24, 2009. The Developer is Thunder Ranch Estates Unit IV, LLC, represented by Jim Vermilyea.

Item 2 – (Page 5) – PUBLIC HEARING - Docket SU-14-09 (Bojorquez): A request for a Special Use authorization to add a Recycling Center and Tire Repair Service to an existing Retail Store. The subject parcel is located at 14393 S. Highway 191, in Elfrida. The Applicant is Benjamin Bojorquez.

Item 3 – (Page 23) – PUBLIC HEARING - Docket Z-14-06 (Ryan): A request to rezone a 3.7-acre property from RU-4 (Rural; one dwelling per 4-acres) to RU-2 (Rural; one dwelling per 2-acres) to establish a dwelling on the non-conforming parcel regarding the minimum lot size required to establish a dwelling in the RU-4 zoning districts. The undeveloped subject parcel is located along E. Ramsey Rd. approximately 1.5-miles east of unincorporated Benson. The Applicant is Ken Ryan.

Item 4 – (Page 39) – PUBLIC HEARING - Docket SU-14-07 (Klumb): A request for a Special Use authorization to replace an existing conventional sign with a digital sign reflecting fuel prices. This proposal is considered a Special Use as the proposed sign exceeds the light output caps defined in the Cochise County Light Pollution Code. The subject parcel is located at 2521 W. Business I-10 in San Simon. The Applicant is Raymond Klumb on behalf of Petroleum Wholesale LP.

Item 5 – (Page 64) – PUBLIC HEARING - Docket SU-11-10A (Graybill): A request for a Special Use Modification authorization to include a Recreational Vehicle Park (to serve 3-4 RVs), an Animal Exhibit and Educational Services. A Special Use Permit was approved in 2011 for Outdoor Recreation. The subject parcel is located at 30 W. Ivey Rd at the corner of SR90 and north of Huachuca City in the Whetstone area. The Applicants are Donna and Wesley Graybill.

Item 6 – (Page 97) – PUBLIC HEARING - Docket R-14-04 (Cochise County Light Pollution Code and Zoning Regulations): A public hearing to consider and act upon proposed amendments to the County's Light Pollution Code and Zoning Regulations. Proposed revisions are to the 2014 version of the Cochise County Zoning Regulations and the 2005 version of the Light Pollution Code. The overall intent of the proposed revisions is to ensure current and future light and sign technologies are covered under the Light Pollution Code and Zoning Regulations.

- 6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS**
- 7. CALL TO COMMISSIONERS ON RECENT MATTERS**
- 8. ADJOURNMENT**