



**COCHISE COUNTY PLANNING & ZONING COMMISSION  
MINUTES  
February 8, 2012**

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

The regular meeting of the Cochise County Planning & Zoning Commission was called to order at 4:00 p.m. by Chair Lynch at the Cochise County Complex, 1415 Melody Lane Building G, Bisbee, Arizona in the Board of Supervisors Board Room.

**ROLL CALL**

Chair Lynch noted the presence of a quorum. He instructed the Commissioners to indicate their presence and their respective Districts.

- 1. Present:** Mr. Jim Martzke, Mr. Jim Lynch, Mr. Ron Bemis, Ms. Pat Edie, Mr. Raul Montano, Mr. Dan Abrams, and Mr. Gary Brauchla
- 2. Absent/Excused: None**

**APPROVAL OF PREVIOUS MONTH'S MINUTES**

Mr. Bemis moved to approve the minutes as mailed, Mr. Martzke seconded, and the motion passed 5 – 0, with Mr. Brauchla and Abrams abstaining.

**Motion:** Approve the minutes of the January 11, 2012

**Action:** Approve **Moved by** Mr. Bemis, **Seconded by** Mr. Martzke

**Vote:** Motion passed (**summary:** Yes = 5, No = 0, Abstain = 2)

**Yes:** Jim Martzke, Jim Lynch, Ron Bemis, Pat Edie, Raul Montano

**No:** 0

**Abstain:** Dan Abrams and Gary Brauchla

**CALL TO THE PUBLIC**

Chair Lynch opened "Call to the Public," and seeing none who wished to speak, closed the same.

## **NEW BUSINESS**

**PUBLIC HEARING, DOCKET SU-08-10A (Walnut Gulch)** – This item was a request to modify an approved Special Use Permit for a private airstrip. The Applicant had asked to have the modification request tabled until a time certain (February 8, 2012). In January, the Applicant informed staff of his intent to withdraw the request. As this item was scheduled for Commission action at the February 8, 2012 meeting, staff recommends the Commission remove the item from the table and allow the application to be withdrawn.

Chairman Lynch called for the Docket, indicating that the Applicant had withdrawn the request while the item was tabled. He stated that as it had been withdrawn no action was required for this Docket.

**DOCKET S-11-01 (King's Ranch at Coronado Waiver Request)** - This is a request from King's Ranch, LLC, the Owner of the Kings Ranch at Coronado Subdivision, for a Waiver from Section 603.03 of the Subdivision Regulations.

Chairman Lynch called for the Docket. Interim Planning Manager Beverly Wilson presented the Docket on behalf of the Planning Director. She began with a brief explanation of the difference between a subdivision and other typical dockets, notably that subdivisions are not subject to public hearings, but are rather allowed by right provided that all subdivision regulations are met.

Ms. Wilson explained the facts of the case, including the history of King's Ranch at Coronado in previous iterations. She indicated that this was proposed as a Conservation Subdivision and said that this was the first such subdivision type seen by the County. Two amendments and name changes had taken place since the original 2006 plat. After explaining the basic facts of the subdivision, including overall size, open space dedication, number of lots and etc, she explained the particulars of the current request. The developer has asked to change the roads from being private to public, and to be maintained by the County. The developer also proposes to dedicate approximately 11 acres for storm water recharge, and to develop 19 lots beyond what was proposed in the last iteration. She then explained the facts surrounding a grant-funded storm water recharge project, of which the proposed 11-acre dedication is to be a part. She further explained some of the anticipated benefits to the County as a result of this grant.

Using maps and other visual aids, she then indicated the areas to be dedicated on the King's Ranch at Coronado Amended Plat.

She presented a number of photos displaying the site, and offered a staff recommendation of approval of the waiver for the requested density bonus.

Mr. Bemis then asked Ms. Wilson if any federal dollars would be involved in the grant. Ms. Wilson asked Karen Riggs, County Engineer, to approach the podium to answer the question. She stated that no federal dollars were involved in the grant project.

Mr. Lynch then declared the public hearing open and asked if the Developer, Michael Cerepanya, wished to speak. He indicated his preference not to speak unless needed, whereupon the Chairman declared the public hearing closed.

Mr. Lynch then asked as to the methodology behind the project and how it was to be conducted. Ms. Riggs briefly explained the methodology behind the project.

Mr. Lynch then asked for a recommendation, and Ms. Wilson recommended the Commission forward to the Board of Supervisors with recommendation of approval. Martzke 1<sup>st</sup> Edie 2<sup>nd</sup>.

**ANNOUNCE ACTION TAKEN** (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors meeting at the same location as the Commission meeting).

**Motion:** Forward to BOS with recommendation of approval, **Moved by** Jim Martzke, **Seconded by** Pat Edie.

**Motion:** Forward to BOS with recommendation of approval

**Moved by** Mr. Martzke, **Seconded by** Ms. Edie

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Jim Martzke, Dan Abrams, Raul Montano, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.

**PUBLIC HEARING, DOCKET R-11-08 (Bylaws and Ordinance):** The Commission will continue to review, update, and suggest revisions to the *Bylaws and Rules of Procedures for County Planning and Zoning Commission, Cochise County, Arizona*. The Commission will also review and may possibly make recommendations to the Board of Supervisors to update the *County Planning Commission Ordinance*, dated November 20, 1969.

Mr. Lynch opened the discussion by indicating this was to be the third discussion of the Commission Bylaws. He explained to the Commissioners the various drafts that they had before them, and that these were a result of months of deliberations, editing, and multiple drafts. Included also was a summary of the proposed changes and a copy of the draft Ordinance. He said that if the Commission was satisfied they could vote to forward these to the Board of Supervisors for approval.

Mr. Lynch invited the Commissioners to comment on the Bylaws and Ordinance. Seeing none, he called for a motion.

**Motion:** Forward Bylaws and Ordinance as written to Board of Supervisors for action. **Action:** Approve, **Moved by** Ron Bemis, **Seconded by** Jim Martzke. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

**Yes:** Jim Martzke, Dan Abrams, Raul Montano, Pat Edie, Jim Lynch, Ron Bemis, Gary Brauchla.

## **PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS**

Mr. Turisk offered a brief list of the upcoming planning Dockets for the March 14, 2012 meeting. These included a manufacturing SUP, a motion picture studio SUP, a downzoning near

Elfrida, and a rezoning to General Business in Elfrida. Mr. Turisk also indicated that the Commission would entertain a request to extend the La Marquesa Tentative Plat. Mr. Lynch asked if Mr. Carlos De La Torre had anything to add to the report; he indicated he had nothing to add.

Mr. Lynch explained to the Commissioners that they each had a County email account to be used for County business. He said that each Commissioner had an envelope before them, in which their respective account logins and passwords were to be found.

Mr. Brauchla asked if this meant that all County-related emails would be routed into these inboxes, and Ms. Wilson said they would be.

Mr. Lynch asked the Commissioners their preference as to how best to conduct a “quorum call.” It was decided that personal email accounts would be the preference of the Commission, and that phone calls would be the back-up plan if needed.

Mr. Bemis asked if Ms. Wilson was the point-of-contact for problems with the County email, and she said yes.

Mr. Bemis moved to adjourn. Mr. Abrams seconded, and the motion passed unanimously. The meeting was adjourned at 4:30 p.m.

**ADJOURNMENT: 4:30 p.m.**

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.